

Peter Clarke



4 Arrow Way, Bidford-on-Avon, Alcester, B50 4GQ

Offers over £250,000

A very well presented three bedroom semi-detached house with a wider than average rear garden and a tandem double driveway. Built in 2017 with six years NHBC remaining, the property would make an ideal first time buy or investment property. The property is ideally positioned for access to the surrounding road networks including the A46. NO CHAIN.



**BIDFORD ON AVON** is a self contained village situated at an equal distance between Stratford upon Avon and Evesham being approximately 7 miles respectively, on the banks of the River Avon. The village offers good local shopping and other facilities including an Infant & Junior School, medical centre and supermarket. In easy reach is the M40 (Birmingham to London) and M42. In addition, the Cotswolds are close at hand.

#### **ACCOMMODATION**

A storm canopy porch leads to front door opening to

**ENTRANCE HALL** wood effect Amtico flooring.

**SITTING ROOM** window to front and wood effect Amtico flooring.

**REAR HALL** with understairs storage cupboard.

**CLOAKROOM** wc, pedestal wash hand basin with tiled splashbacks, wood effect Amtico flooring, extractor fan.

**KITCHEN/DINING ROOM** double patio doors and window to rear. Range of matching wall and base units with working surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with retractable extractor fan hood over.

**DINING AREA** with space for table and chairs, wood effect Amtico flooring throughout.

**FIRST FLOOR LANDING** with loft hatch and linen cupboard.

**MAIN BEDROOM** a double room with two windows to front.

**BEDROOM** a double room with window to rear.

**BEDROOM** a generous single room, with window to rear.

**BATHROOM** with opaque window to side, panelled bath with shower over, pedestal wash hand basin, wc, wood effect Amtico flooring.

**OUTSIDE TO THE FRONT** stone chipping bed, paved pathways. To the side is a tandem tarmacadamed double driveway with panelled fence and gate which leads to the

**REAR GARDEN** being wider than average and landscaped with a mix of limestone patio, partly laid to lawn, stone chipping



beds, raised railway sleeper beds, planted beds and a shed. Panelled fence boundaries to all sides.

### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There is an estate charge of approximately £232 per annum.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band C**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** Proceed out of Stratford town centre west on the B439 towards Bidford on Avon. After approximately seven miles enter the village of Bidford on Avon. Continue through the village passing over two roundabouts and as you start to leave the village on the Salford Road, take the last left hand turn onto Avon Way, follow the road until you see the right hand turn to Arrow Way where the property will be found shortly after on the right hand side identified by the For Sale board.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



AWAITING FLOOR PLAN

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings; (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**