



VAUGHANREYNOLDS
ESTATE AGENTS

16 Bomford Way
Salford Priors, Evesham, WR11 8AF



The Property

Occupying a pleasant setting in the heart of a popular modern development in Salford Priors, this detached home offers a beautifully finished interior, which is filled with natural light and provides a turn key opportunity. Being set back from the road beyond a generous wide frontage, affording ample parking, you enter the property and are welcomed by a reception hall with WC/utility, cloaks and stairs rising to the upper floor.

The sitting room has a bay window to front and double opening doors that lead through to an impressive open plan kitchen diner. Affording ample space for a family size table and chairs, this generous room provides the perfect family hub. The kitchen itself is well equipped with a comprehensive range of storage, contrasting worksurfaces and a bank of integrated appliances to include a double oven, 4 ring gas hob, extractor, fridge, freezer and dishwasher. There is also a useful separate study, an ideal space for home working.

To the first floor, a central landing provides access to four bedrooms and a modern family bathroom. The main bedroom also boasts an equally well appointed en-suite shower room.

Externally, there is a pleasant, enclosed garden, laid mainly to lawn with a shaped terrace ideal for alfresco dining and a side gate provides access to the double width driveway and single garage which has an electrically operated door to front, light and power.



Train, Bake, Sleep, Repeat





The Location

Salford Priors is a delightful small village, lying to the west of Bidford on Avon, south of Alcester and north of Evesham. Salford Priors contains local amenities including a junior school, local shop and a Parish church, and it is surrounded by delightful countryside close to the Warwickshire, Worcestershire borders. Stratford upon Avon, approached by the Alcester by-pass, is some fifteen minutes drive and offers excellent shopping, sporting and recreational facilities.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

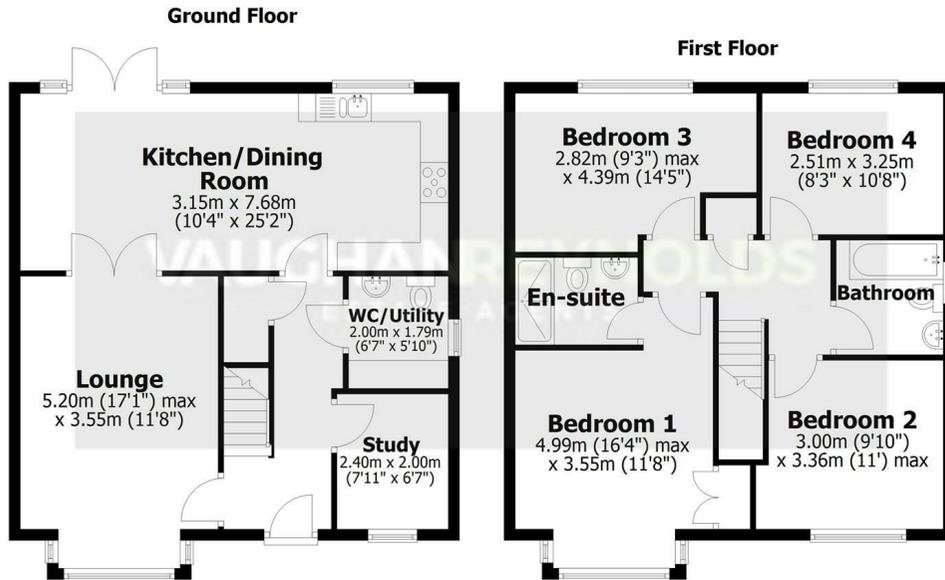
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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