



**VAUGHANREYNOLDS**  
ESTATE AGENTS

5 Wessons Road  
Bidford-On-Avon, B50 4DR



## The Property

Nestled within a popular and established residential development, just a short stroll from the vibrant heart of Bidford-on-Avon and its plentiful amenities, this attractive three-bedroom semi-detached house offers a fantastic opportunity to create a home tailored to your own style and taste.

Step inside to a bright hallway that leads into a generous lounge, complete with a feature fireplace, perfect for cosy evenings. To the rear, the open-plan kitchen and dining area forms the true hub of the home, with a modern kitchen offering ample storage, contrasting worktops, and space for appliances. There is plenty of room for a dining table and chairs, while sliding doors open into a light-filled conservatory, seamlessly connecting indoor and outdoor living. A useful utility room and an inner door to the single garage add further practicality to the ground floor.

Upstairs, a central landing provides access to three well-proportioned bedrooms, each full of potential. The modern family bathroom is fitted with a fresh white suite, including a P-shaped bath with shower over, WC and wash hand basin.





Outside, the property continues to impress. To the rear, a pleasant enclosed garden offers a mix of spaces to enjoy throughout the seasons, including a paved terrace, a raised lawn, a decked area and a covered seating space – perfect for entertaining or simply relaxing in privacy. To the front, a gravel driveway provides ample off-road parking, together with access to the garage.

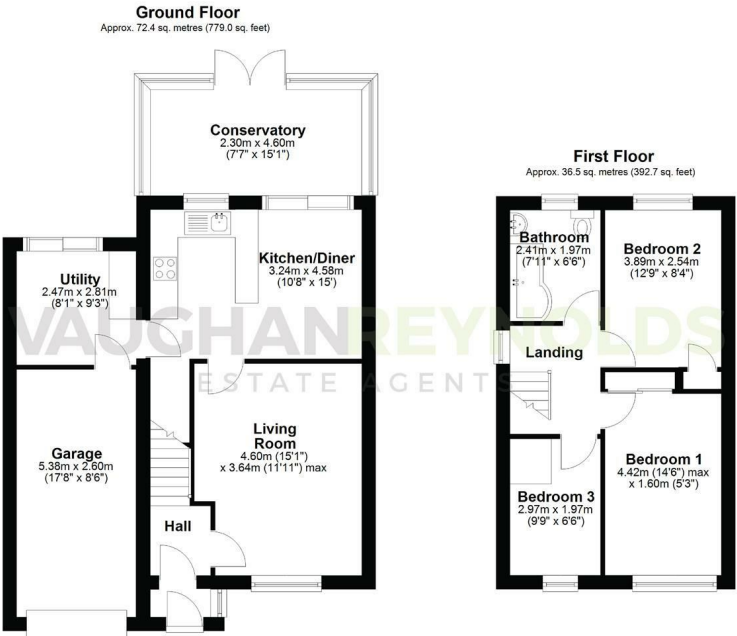
This delightful home has been carefully maintained and is now ready to welcome new owners who wish to make it their own. With its generous accommodation, appealing garden and highly convenient setting, 5 Wessons Road presents an excellent opportunity and is offered with no onward chain.

#### The Location

Bidford-on-Avon is situated midway between Stratford-upon-Avon and Evesham. It has amenities for everyday requirements including shops, church, inns, and garage and is well located for easy reach to many surrounding centres and the Vale of Evesham. Stratford-upon-Avon and Evesham offer excellent shopping facilities and there is a regular intercity train service from nearby Honeybourne to London. The surrounding area provides a wide range of recreational opportunities, pleasant walks, riding, fishing and boating on the River Avon and racing at Stratford-upon-Avon, Warwick and Cheltenham.

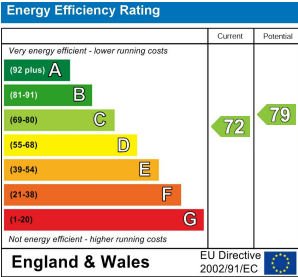


GENERAL INFORMATION



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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 C

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