

Damson Way,Bidford-On-Avon Alcester B50 4NB

shipways

welcome to

Damson Way,Bidford-On-Avon Alcester

A delightful brand-new 2 bedroom semi-detached house in the sought-after riverside village of Bidford-on-Avon. Available to buy via shared ownership (40% share) or at 100% market value. Modern kitchen/diner, private garden, off-street parking,Ideal for first-time buyers.



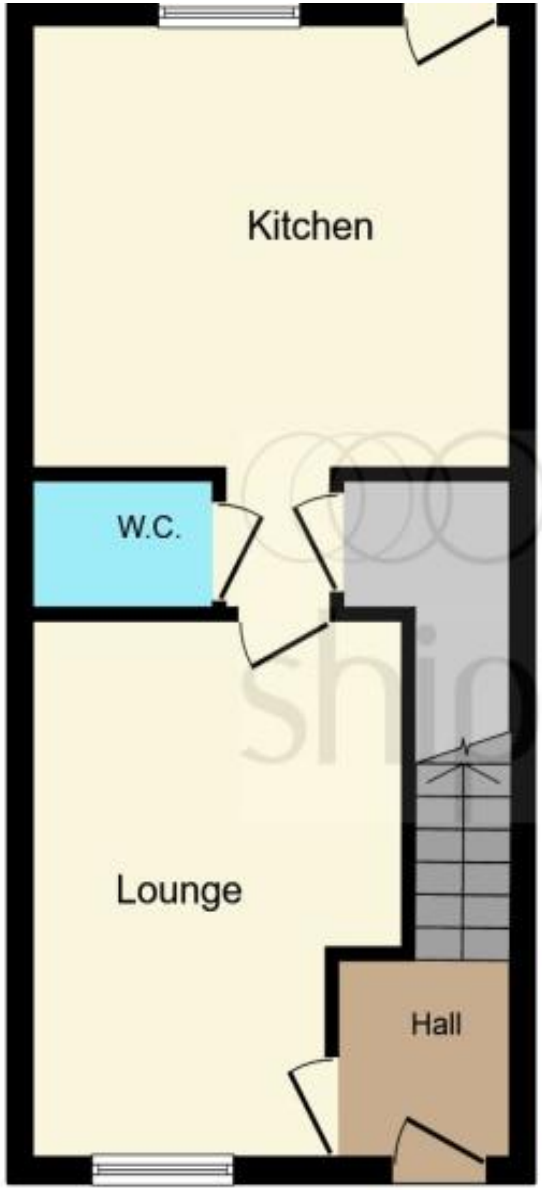












Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach
Via a pathway leading up to front door accommodation

Entrance Hallway
Access up the stairs to first floor accommodation. Door to lounge. Central heating radiator.

Lounge
13' 7" x 9' 8" (4.14m x 2.95m)
Double Glazed window to front. Central heating radiator.

Kitchen Diner
15' 5" max x 13' max (4.70m max x 3.96m max)
Double Glazed window to rear. Door to rear. Wall and base units with worksurface over. Sink and drainer with mixer tap. Space for appliances. Tiling to splash prone areas. Central heating radiator.

Landing
Doors to bedroom one and two and family bathroom. Central heating radiator.

Wc
Close coupled toilet. Central heating radiator. Hand wash basin.

Bedroom One
13' 2" x 11' 1" (4.01m x 3.38m)
Double Glazed window to front. Central heating radiator.

Bedroom Two
13' 1" x 10' 1" (3.99m x 3.07m)
Double glazed window to rear. Central heating radiator.

Bathroom
Central heating radiator. Bath with shower over. Close coupled toilet. Sink and pedestal. Tiling to splash prone areas.

Rear Garden
Fencing to sides and rear. Decking. Side access. Laid lawn.

Agents Note
"Agents Note; It is our understanding that the property is currently held on an under Leasehold title. We recommend that you seek confirmation of leasehold terms and guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Agents Note
Agents Note; Sparrow Housing Association have advised that they would be prepared to staircase a transaction to 100% ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share and the remaining 60% share of the property from Sparrow Housing Association to enable the total purchase on completion. The advertised price is for the 40% Leasehold title. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability before proceeding.

Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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- 40% Shared ownership
- 2 bed Semi Detached
- Off road parking
- Downstairs WC
- Rear Garden

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 445.80
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£106,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC110240

The Property Ombudsman

Property Ref:
RDC110240 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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