

20 Laxton Way, Alcester, Bidford-On-Avon B50 4NW

Asking price £120,000

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CHRISTIAN LEWIS PROPERTY



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Bidford-On-Avon
Alcester, B50 4NW

Asking price £120,000



An excellent opportunity to purchase a 40% shared ownership of this beautifully presented three-bedroom semi-detached home, constructed in 2020 and situated within a popular modern development in the sought-after village of Bidford-on-Avon. Offering spacious and well-maintained accommodation throughout, the property also benefits from the option to staircase up to 100% ownership (subject to the relevant housing association criteria).

The accommodation begins with an entrance hallway leading into a generous living room, providing an ideal space to relax and entertain. To the rear of the property is a stylish kitchen/dining room, fitted with a modern range of wall and base units, integrated cooking appliances and ample space for a family dining table. French doors open directly onto the rear garden, creating a wonderful indoor-outdoor feel during the warmer months. A useful utility area and a downstairs cloakroom complete the ground floor accommodation.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom, a further comfortable double bedroom and a generous single bedroom, ideal as a nursery, home office or guest room. The family bathroom is fitted with a contemporary white suite incorporating a bath with shower over.

Externally, the property enjoys a private, enclosed rear garden, predominantly laid to lawn with a paved patio seating area and timber garden shed. To the side of the property is a driveway providing off-road parking for two vehicles.

This property represents an ideal opportunity for first-time buyers or those looking to take their first step onto the property ladder through the shared ownership scheme, with the flexibility to purchase additional shares in the future.





Additional Information

Tenure: We understand that the property for sale is shared ownership (leasehold) 40% share available as part of the shared ownership scheme and approx. 119 years left on the lease.
The rent charge totals approx. £573.54 per calendar month

Local Authority: Stratford-upon-Avon
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating B

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



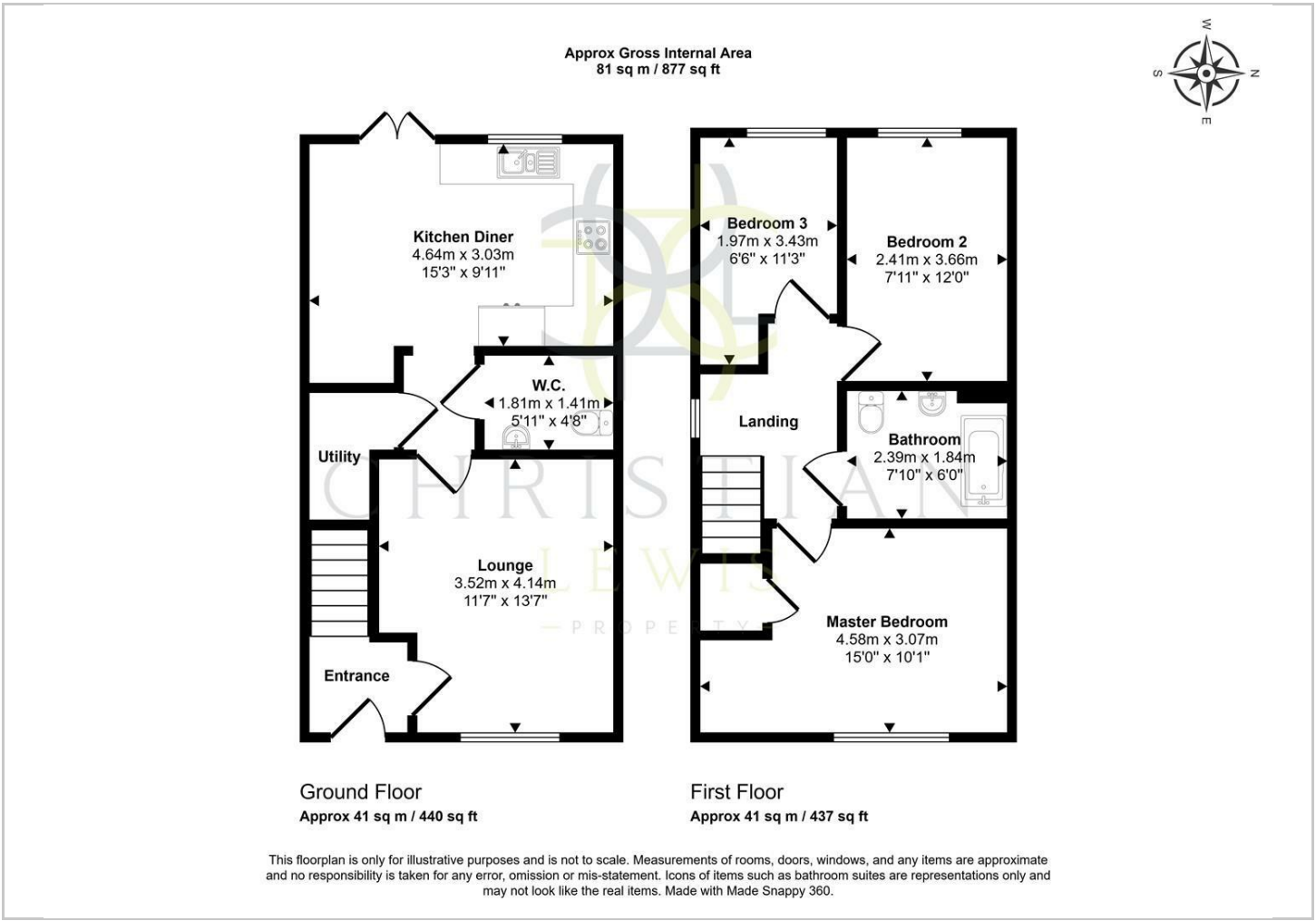








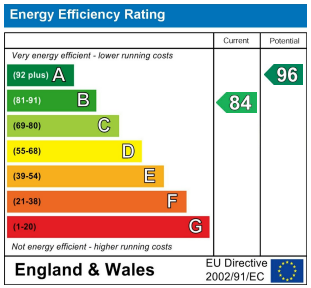
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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