



**7 Spearhead Road
Alcester, B50 4GS**

£425,000

**** Modern Four Bedroom Detached ** Study ** Driveway Parking ** Garage ** Landscaped Rear Garden ****

A beautifully presented detached family home in the ever-popular village of Bidford-on-Avon, offering spacious and well-balanced accommodation. The property features a welcoming entrance hall, a study, a dual-aspect living/dining room with plenty of natural light, and a well-equipped kitchen. Upstairs there are four good-sized bedrooms, including a principal bedroom with en-suite, plus a contemporary family bathroom. Outside, the landscaped garden includes a large paved patio, low-maintenance artificial lawn, and is fully enclosed for privacy.

This attractive detached family home, built approximately eight years ago, is set within the ever-popular village of Bidford-on-Avon and offers well-balanced accommodation, ideally suited to modern family living.

The property is approached via a neatly maintained foregarden, with a tarmac driveway to the side providing off-road parking for multiple vehicles and access to the garage, which benefits from power, lighting, and useful loft storage.

Inside, a welcoming entrance hall sets the tone for the well-presented accommodation throughout. To the front, a practical study provides an ideal space for home working, alongside a conveniently located cloakroom/WC.

To the rear, a particularly generous living/dining room spans the full width of the property, offering clearly defined yet open space for both seating and dining. Double doors open directly onto the garden, allowing plenty of natural light into this dual-aspect room and creating a seamless connection to the outdoors.

The kitchen is thoughtfully arranged with a range of fitted units, ample work surfaces and storage, space for appliances, and room for informal dining. Positioned to the front, it provides a practical and well-organised hub for everyday living.

Upstairs, four well-proportioned bedrooms are complemented by a family bathroom fitted with a contemporary suite. The principal bedroom benefits from a built-in wardrobe and a private en-suite shower room.

Outside, the landscaped rear garden includes a large paved patio and a low-maintenance artificial lawn, fully enclosed by fencing and brick walls. A side gate provides additional access, and established greenery completes this private outdoor space, perfect for entertaining and relaxing.

Location

Situated in the ever-popular riverside village of Bidford-on-Avon, the property enjoys a sought-after setting with a strong sense of community. The village offers a range of everyday amenities including local shops, cafés and pubs, along with well-regarded schooling. Bidford is particularly known for its attractive riverside setting, with the popular Big Meadow and village green providing scenic walks, open green space, and a relaxed environment for families and outdoor leisure. The village is well placed for access to Stratford-upon-Avon, Alcester, and Evesham, offering a wider range of shopping, dining, and cultural amenities, whilst remaining surrounded by Warwickshire countryside.

Hall

Kitchen
13'2" x 9'6" (4.02m x 2.91m)

Lounge/Diner
14'2" x 23'2" (4.34m x 7.07m)

Study
6'9" x 6'11" (2.06m x 2.12m)

W.C

Landing

Bedroom 1
9'11" x 10'11" (3.03m x 3.35m)

En-suite
5'0" x 6'10" (1.54m x 2.10m)

Bedroom 2
9'8" x 10'3" (2.97m x 3.13m)

Bedroom 3
6'6" x 9'7" (2.00m x 2.94m)

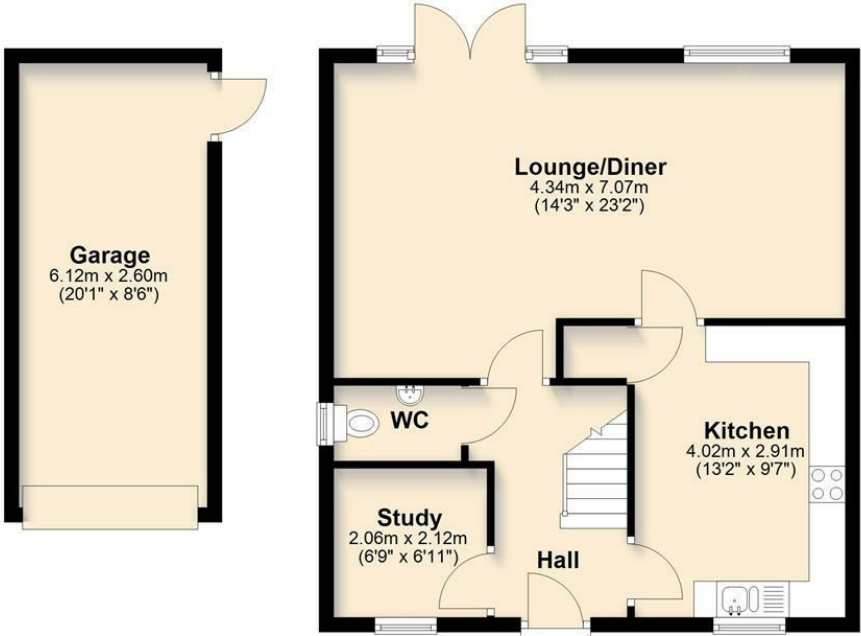
Bedroom 4
8'8" x 9'2" (2.66m x 2.80m)

Bathroom
6'10" x 6'3" (2.10m x 1.91m)

Garage
20'0" x 8'6" (6.12m x 2.60m)

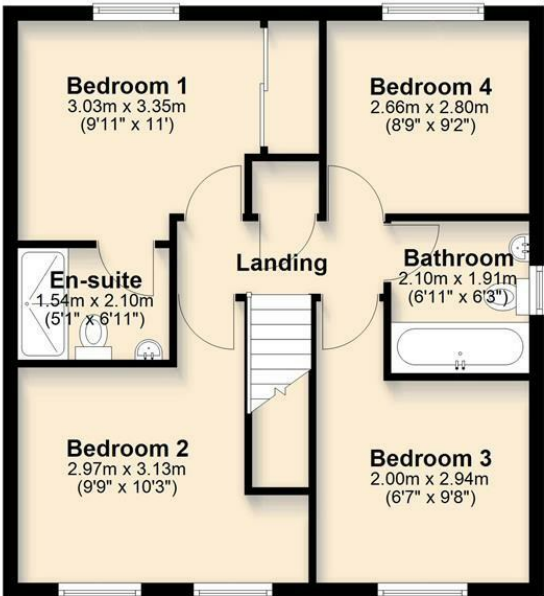
Ground Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



Total area: approx. 124.7 sq. metres (1342.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	