



**47 Ban Brook Road
Evesham, WR11 8XE**
Offers over £335,000

This beautifully designed and spacious detached bungalow features two bedrooms and is situated in the peaceful and sought-after village of Salford Priors. The layout comprises an entrance hall, a shower room, a fully equipped kitchen/diner, and a large lounge with a wood burner that opens into a conservatory, providing access to the private rear garden. The two double bedrooms include a master bedroom with fitted wardrobes. The property also boasts a side lean-to/carport and a garage, facilitating access to the garden, which is predominantly laid to lawn and includes a decking area ideal for outdoor dining. Additionally, there is a log store and shrubs along the borders.

The property is located 4 miles from Alcester, 8 miles from Stratford-upon-Avon, and 7 miles from Evesham. Additionally, the village features a primary school and a post office.

Porch

Hallway

Kitchen/Diner

10'6" x 11'5" (3.22m x 3.48m)

Living Room

21'3" x 11'5" (6.50m x 3.48m)

Conservatory

8'2" x 12'5" (2.50m x 3.81m)

Bedroom One

14'0" x 11'3" (4.29m x 3.45m)

Bedroom Two

10'9" x 11'5" (3.29m x 3.48m)

Bathroom

8'5" x 5'6" (2.59m x 1.68m)

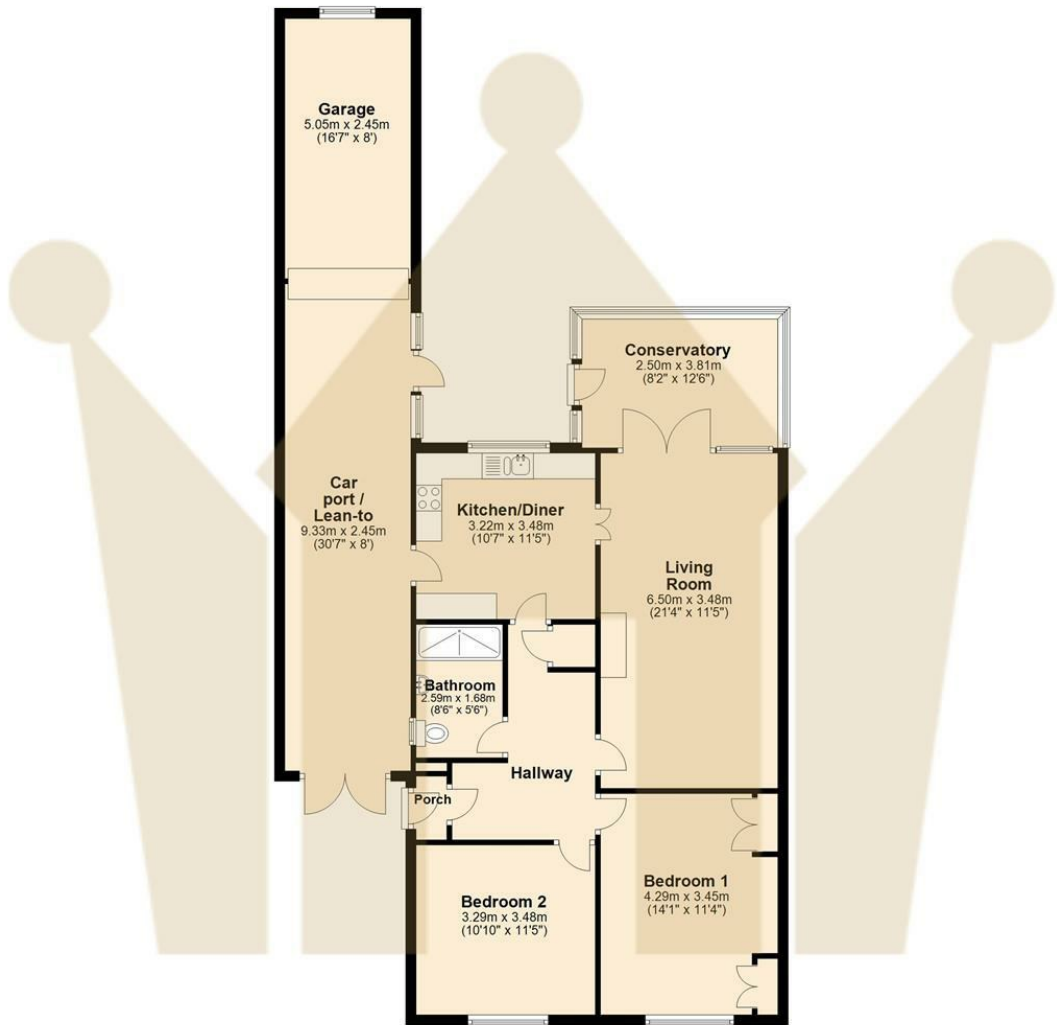
Car Port/Lean- to

30'7" x 8'0" (9.33m x 2.45m)

Garage

16'6" x 8'0" (5.05m x 2.45m)

Ground Floor
Approx. 122.8 sq. metres (1321.9 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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