

**AP MORGAN**



**Churchley, Wixford, Warwickshire**  
Offers in the region of £525,000

**Features:**

- Well-presented detached bungalow
- Three spacious bedrooms
- Generous lounge and dining room spaces
- Well-fitted kitchen
- Ample storage throughout
- Extensive five car driveway
- Well-maintained rear garden with new patio
- Fantastic semi-rural location

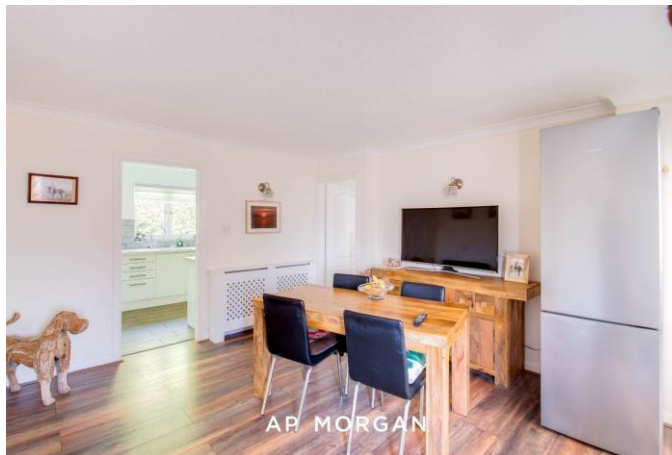
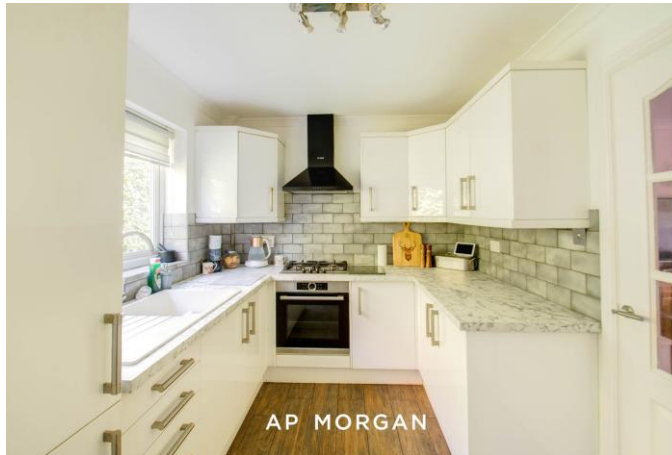
**Description:**

Introducing this well-presented detached bungalow situated in the semi-rural village of Wixford, offering three generously sized bedrooms, spacious lounge and dining areas, a well-fitted kitchen, two bathrooms, and a well-maintained rear garden with a newly laid patio. The property further benefits from an extensive driveway providing parking for up to five vehicles, as well as a single garage.

Upon arrival, the property presents a large stone driveway, suitable for up to five vehicles, with the garage positioned to the left, offering additional parking or storage space. Both sides of the property feature gated access leading to pathways into the rear garden.

Upon entering, you are welcomed into the spacious dining room, which provides ample space for a family dining table and benefits from a useful storage cupboard, as well as access to the remaining accommodation. This area opens into the generous lounge, an ideal space for relaxation and family entertainment, featuring French doors opening onto the rear patio. To the opposite side of the dining room is the kitchen, which is fitted with ample storage and worktop space, an integrated Bosch oven, and a door providing access to the rear garden.

To the left of the dining area is Bedroom Two, a spacious double room with fitted wardrobes on either side. Adjacent is the shower room, comprising a WC, wash basin, and shower cubicle. To the right of the dining area are Bedroom One, a generous double bedroom, Bedroom Three, a further double bedroom, and the family bathroom, which is fitted with a WC, wash basin, and corner bathtub.



The rear garden opens onto a newly laid patio, providing an excellent space for outdoor seating and dining. Beyond this is a well-maintained lawn bordered by fencing, mature shrubs, and trees, creating a pleasant green outlook and enhancing privacy.

Situated in the desirable village of Wixford, this property enjoys a peaceful rural setting while remaining just a short drive from Alcester town centre. The area benefits from a selection of well-regarded primary and secondary schools, convenient shopping facilities, including supermarkets, leisure amenities, and excellent transport links to Stratford-upon-Avon, Evesham, Redditch, and the wider Midlands.

**Details:**

**Dining Room** 13'1" x 12'10" (4m x 3.9m)

**Lounge** 11'4" x 16'11" (3.45m x 5.16m)

**Kitchen** 7'9" x 13'11" (2.36m x 4.24m)

**Bedroom One** 9'10" x 15' (3m x 4.57m)

**Bedroom Two** 11'1" x 13'1" (3.38m x 4m)

**Bedroom Three** 11'1" x 8'10" (3.38m x 2.7m)

**Bathroom**

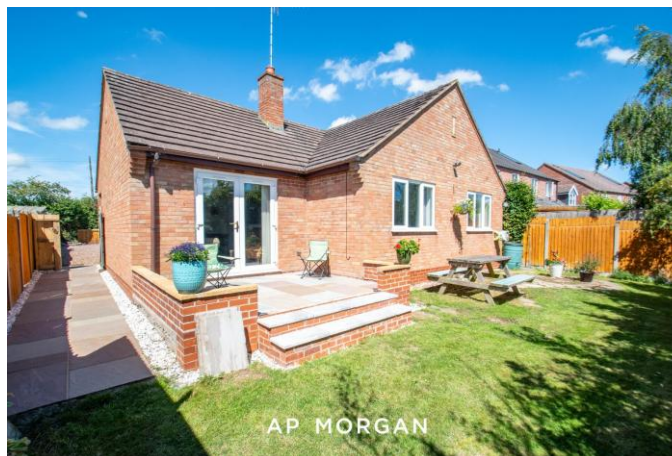
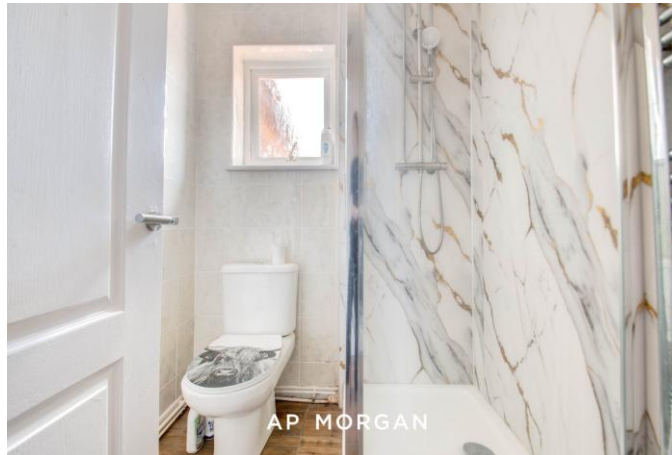
**Shower Room**

**EPC Rating:** F

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

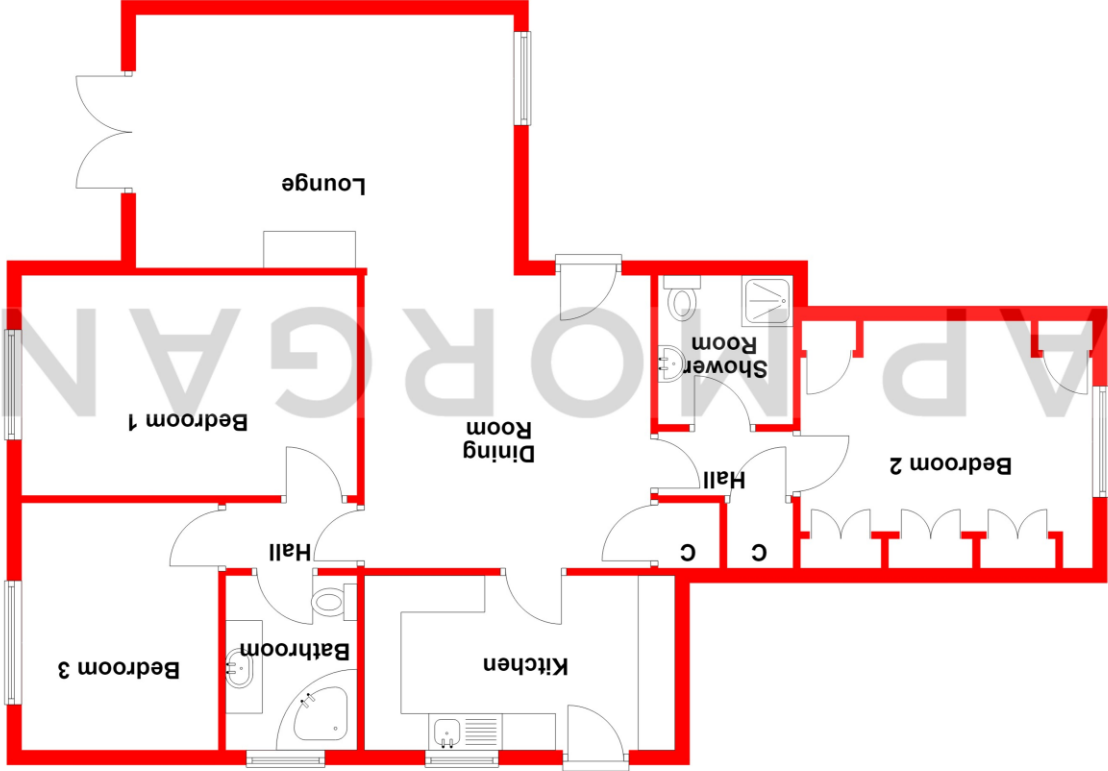
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 96.0 sq. metres (1032.8 sq. feet)

Total area: approx. 96.0 sq. metres (1032.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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