



Connells

Webb Road
Shipston-On-Stour



Property Description

Connells are pleased to present this beautifully presented three-bedroom property, situated in the Market Town of Shipston-on-Stour.

The property offers a fully fitted Kitchen with Utility area, generous sized Lounge, a ground floor Cloakroom, Family Bathroom, and an En Suite to the main bedroom.

Externally, the home features an enclosed rear garden-ideal for outdoor relaxation or entertaining-as well as a driveway and Garage for additional storage or parking needs.

Contact us today to arrange your appointment to view!

Introduction

Shipston on Stour is a small town in Warwickshire, situated on the banks of the River Stour. It lies in the northern part of the Cotswolds, about 10 miles south of Stratford-upon-Avon. The town has various shops, restaurants and pubs whilst also boasting both primary and secondary schools, a medical centre, and several sports clubs. A historic former market town with a number of attractive buildings, including St Edmund's Church, and the High Street retains much of its past character.

There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are easily

accessible.

Entrance Hall

Having a door from the front elevation into a spacious entrance hall with radiator, storage cupboard, staircase rising to the first floor and doors leading to lounge, kitchen/Diner and;

Cloakroom

Having wash hand basin, low level WC and radiator;

Lounge

19' 8" x 10' 7" (5.99m x 3.23m)

Spacious lounge having French doors to rear elevation into garden, two radiators and double glazed window to front elevation;

Kitchen/Diner

19' 8" x 11' (5.99m x 3.35m)

Modern, stylish kitchen having wall and base-mounted units with engineered wood work surfaces, an integrated oven and gas hob with extractor hood above, a stainless steel one-and-a-half bowl sink and drainer unit with a mixer tap, integrated washing machine and fridge/freezer. Having ample space for dining area, ceiling downlighters, Amtico flooring, radiator, double glazed windows to front and rear elevations and opening through to;

Utility Area

6' 6" x 4' 8" (1.98m x 1.42m)

Having wall and base units with work surface over, built in cupboard, space for tumble dryer and door to rear elevation:

First Floor

Landing

Having radiator and access to bedrooms, bathroom and airing cupboard;

Bedroom One

19' 8" x 10' 10" (5.99m x 3.30m)

Having two radiators, double glazed windows to front and rear elevations, wardrobe and storage space and door to;

En Suite Shower Room

Partially tiled en-suite shower room with white suite comprising low-level WC, wash hand basin, spacious shower enclosure with a rainfall shower, ceiling downlighters, extractor fan, radiator and an obscure double-glazed window to the rear elevation:

Bedroom Two

11' 4" x 9' 9" (3.45m x 2.97m)

Having radiator and double glazed window to rear elevation:

Bedroom Three

10' x 9' 8" (3.05m x 2.95m)

Having radiator and double glazed window to front elevation:

Bathroom

Having a white suite, including a low-level WC, wash hand basin, and a bath with a shower over, extractor fan, ceiling downlighters, radiator and an obscure double-glazed window to front elevation.

Outside

Front

Having shallow lawned foregarden with path to front and driveway to the side to the property to the front of garage

Garage

Rear Garden

Enclosed rear garden mainly laid to lawn, with paved patio, bordered by timber fencing with a gate providing access to driveway.

Council Tax

Local Authority: Stratford District Council

Band: E

Viewings

Strictly by prior appointment via the selling agent.





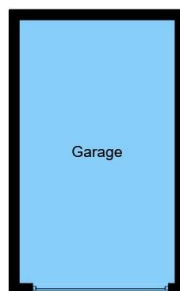




Ground Floor



First Floor



Garage

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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

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103915



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Property Ref: WBE103915 - 0003