



**Connells**

Westfield Close  
Stratford-Upon-Avon



# Westfield Close Stratford-Upon-Avon CV37 0DJ

for sale guide price  
**£280,000**



## Property Description

A fantastic opportunity to acquire a generously sized four-bedroom semi-detached home, situated just a short distance from the heart of Stratford-upon-Avon. Set on a large plot, this property offers excellent potential for improvement and extension (subject to planning), making it an ideal project for those looking to add value and create their perfect family home.

While in need of some modernisation, the property already benefits from well-proportioned rooms, a spacious layout, and a substantial garden-perfect for families, gardeners, or developers alike.

With its prime location and scope for enhancement, this is a rare chance to secure a home full of promise in one of the area's most sought-after locations.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Understairs storage. Laminate flooring. Stairs leading to first floor. Wall mounted radiator. Double-glazed window.

## Cloakroom

Low level W/C. Shower cubicle.

## Lounge

15' 1" x 11' 1" ( 4.60m x 3.38m )

Double-glazed window to front elevation. Fireplace. Wall mounted radiator.

## Kitchen

11' 1" x 9' 2" ( 3.38m x 2.79m )

Laminate flooring and work surfaces. Stainless steel sink and drainer. Space for washing machine, tumble dryer and fridge/freezer. Door leading through to lean to.

## Dining Room

12' 1" x 10' 1" ( 3.68m x 3.07m )

Door leading out to garden. Wall mounted radiator. Currently being used as a bedroom.

## Landing

Access to loft via hatch. Doors leading to all bedrooms.

## Bedroom One

Above the lounge. No access.

## Bedroom Two

10' 1" x 9' 2" ( 3.07m x 2.79m )

Wall mounted radiator. Double-glazed window to rear elevation. Located on first floor.

## Bedroom Three

9' 1" x 7' 1" ( 2.77m x 2.16m )

Wall mounted radiator. Double-glazed window to rear elevation. Located on first floor.

## Bedroom Four

11' 1" x 9' 1" ( 3.38m x 2.77m )

Wall mounted radiator. Double-glazed window. Storage. Located on the first floor.

## Bathroom

Wall mounted radiator. Bath with shower over. Laminate flooring. Low-level W/C. Single-glazed window.

## Garden

Patio. Lawn. Shed. Door to brick built shed and access to outbuilding/storage. Fence enclosed.

## Outbuildings

Lean to. Doors leading out to rear. Shower. Downstairs W/C.

## Parking

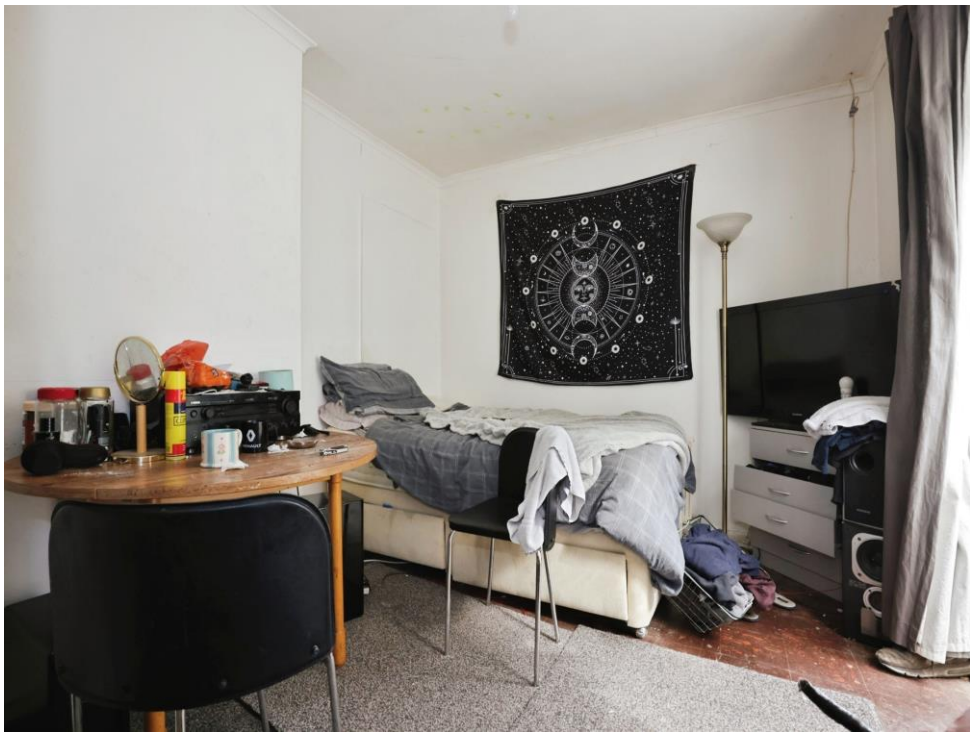
Driveway for 2/3 cars to front of property.

## Special Features

Ample storage throughout the property.



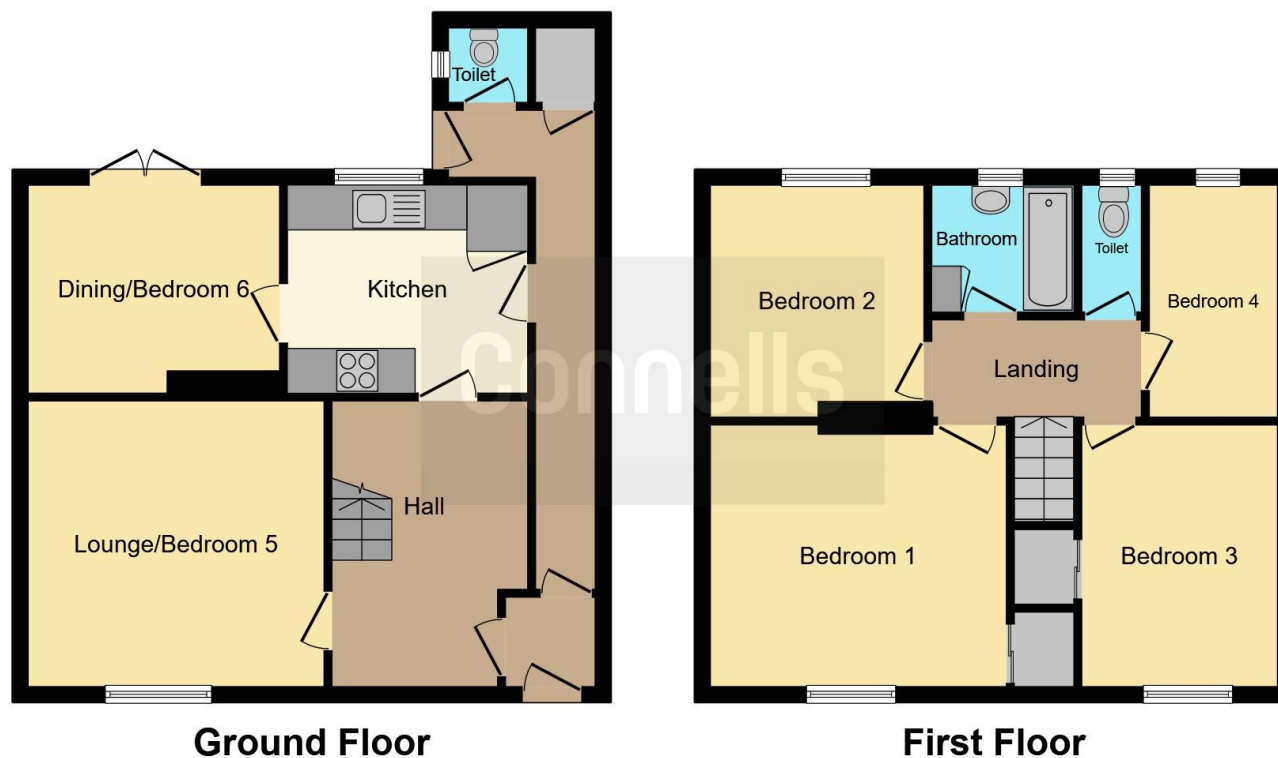












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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 STRATFORD UPON AVON CV37 6QB

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STR108184](http://connells.co.uk/Property/STR108184)**



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