

Peter Clarke  
New Homes

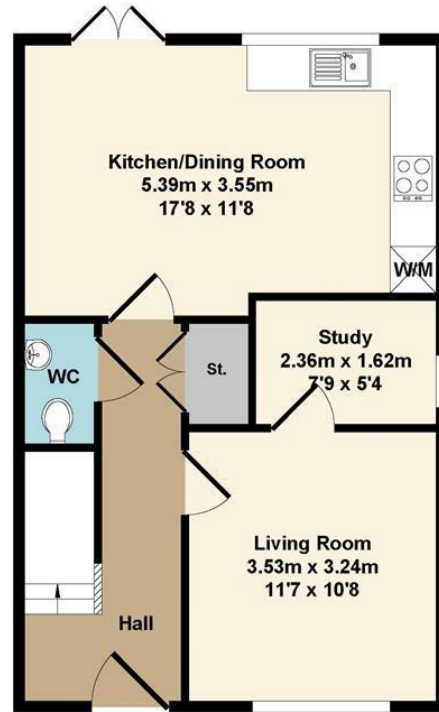


10b Headland Rise, Welford on Avon, Stratford upon Avon, Warwickshire, CV37 8ET

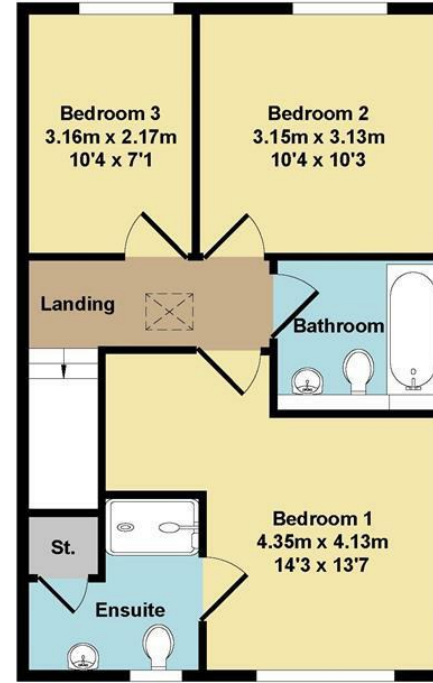
## Headland Rise, Welford

Total Approx. Floor Area 92.70 Sq.M. (998 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Ground Floor  
Approx. Floor  
Area 46.40 Sq.M.  
(499 Sq.Ft.)



First Floor  
Approx. Floor  
Area 46.40 Sq.M.  
(499 Sq.Ft.)



- Three Bedrooms
- Living Room
- Bedroom One With Ensuite
- Off Road Parking For Three Cars
- Single Garage and Car Charger
- Air Source Heat Pump
- Kitchen Diner
- Enclosed Rear Garden
- Study
- Village Location



Offers Over £450,000

A delightful, three bedroom, semi detached home situated in the heart of the village and walking distance to the primary school. The property also benefits off road parking for three cars and single garage. Viewing a must and offered for sale with No Chain.

#### WELFORD ON AVON

Welford-on-Avon is a village situated some 4 miles (6 km) west-south-west of Stratford-upon-Avon in the county of Warwickshire, England. The population was measured at 1,420 in the 2011 census.[1] Until 1931, Welford-on-Avon was in Gloucestershire (as part of the Rural District of Marston Sicca), when it was transferred to Stratford-on-Avon Rural District. Since 1974 it has been part of the Stratford-on-Avon District. Welford sits within a meander of the river Avon, on the south bank of the river. The village maypole is one of the tallest in England (at 65 feet / 20 metres). It used to be wooden but was replaced by an aluminium pole following a lightning strike. There are three pubs and many Tudor half-timbered and thatched cottages, mostly close to the village church, which is in the oldest part of Welford.[2] Historically there were two railway stations within two miles of the centre of the village, Binton (1885-1949) and Milcote (1859-1966).

#### ENTRANCE HALL

Ceramic floor tiling, storage cupboard housing heating equipment, doors to WC, living room and dining kitchen.

#### LIVING ROOM

Double glazed window to front, door to study.

#### STUDY

Obscure, double glazed window to side.

#### WC

Low level WC, pedestal wash hand basin.

#### KITCHEN DINER

Ceramic tiling to floor, double doors to the garden, a range of wall and base mounted gloss white units, stainless steel 1 1/2 bowl sink and drainer. Integrated washer/dryer, dishwasher, fridge/freezer, single oven, hob and extractor fan. Double glazed window overlooking rear garden.

#### BEDROOM ONE

Double glazed window to front, door to

#### ENSUITE

Porcelanosa ceramic tiling to floor and part walls, low level WC, pedestal wash hand basin, walk in shower with glass screen. Obscure double glazed window to front and additional storage cupboard over the stairs.

#### BEDROOM TWO

Double glazed window to rear.

#### BEDROOM THREE

Double glazed window to rear.

#### BATHROOM

Porcelanosa ceramic tiling to floor and part wall tiling, low level WC, pedestal wash hand basin, bath with shower over and glass screen. Obscure double glazed window to side.





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#### OUTSIDE

To the front of the property there is ample off road parking for 2-3 cars plus a single garage with electric up and over door. To the rear is a lawned garden with patio area and rear access gate.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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