

Peter Clarke  
New Homes



Plot 1 Grange Road, Bearley, Stratford upon Avon, CV37 0SE

Offers Over £375,000

- Three Bedroom Semi Detached Home
- Off Road Parking For Two Cars
- Delightful Rear Garden
- Living Room
- Kitchen, Living, Diner With French Doors To The Garden
- NO CHAIN
- Ensuite To Bedroom One
- Family Bathroom
- Quiet Location
- **\*\*NEW BUILD\*\***



**\*\* NEW BUILD PROPERTY WITH A 10 YEAR WARRANTY\*\* A THREE BEDROOM, SEMI DETACHED HOME LOCATED WITHIN THE VILLAGE OF BEARLEY. BRIEFLY COMPRISING ENTRANCE HALL, SITTING ROOM, LARGE FAMILY KITCHEN, LIVING DINING AREA WITH FRENCH DOORS TO THE GARDEN. THREE BEDROOMS, PRINCIPAL EN SUITE AND ADDITIONAL FAMILY BATHROOM. REAR GARDEN AND OFF ROAD PARKING FOR TWO CARS. NO CHAIN.**



#### **BEARLEY**

Bearley is a village and civil parish in the Stratford-on-Avon district of Warwickshire, England. The village is about five miles north of Stratford-upon-Avon, bounded on the north by Wootton Wawen, on the east by Snitterfield, and on the south and west by Aston Cantlow.

#### **SPECIFICATION**

##### Kitchen

- true handleless kitchen
- appliances - fridge freezer, dishwasher, oven, hob, extractor.
- large island

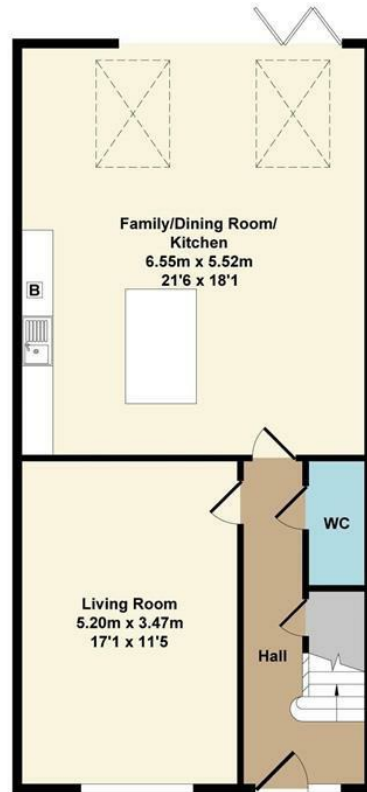
- Full tiled bathroom and ensuite,
- Sanitary Ware - Grohe taps and showers
- Fibre broadband
- Wood effect flooring to ground floor hallway and kitchen diner. Carpets throughout the remainder of the house.
- Solar panels with battery storage \*\*\*
- LED feature lighting throughout the property.

##### External

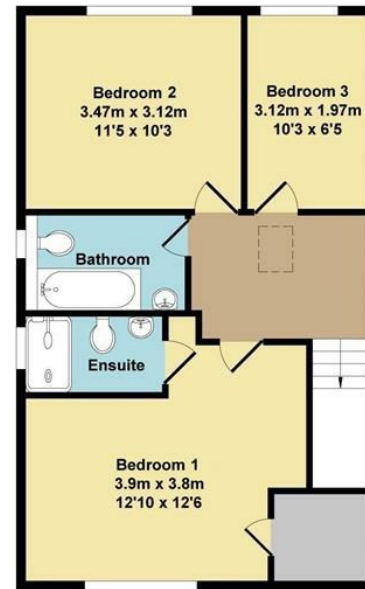
- Black windows and black composite door
- Roof tiles dark grey
- Guttering, fascia, soffit all black
- Parking area will have an outline of paving bricks then grey gravel
- Paved patio
- Turfed rear garden

Plot 1 Grange Road, Bearley  
 Total Approx. Floor Area 115.70 Sq.M. (1245 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 65.40 Sq.M.  
 (704 Sq.Ft.)



First Floor  
 Approx. Floor  
 Area 50.30 Sq.M.  
 (541 Sq.Ft.)



## ACCOMMODATION

### LIVING ROOM

17'1 x 11'5

### WC

### BREAKFAST KITCHEN

21'6 x 18'1

### BEDROOM ONE

12'10 x 12'6

### ENSUITE SHOWER ROOM

### BEDROOM TWO

11'5 x 10'3

### BEDROOM THREE

10'3 x 6'5

### FAMILY BATHROOM

## 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, gas, 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

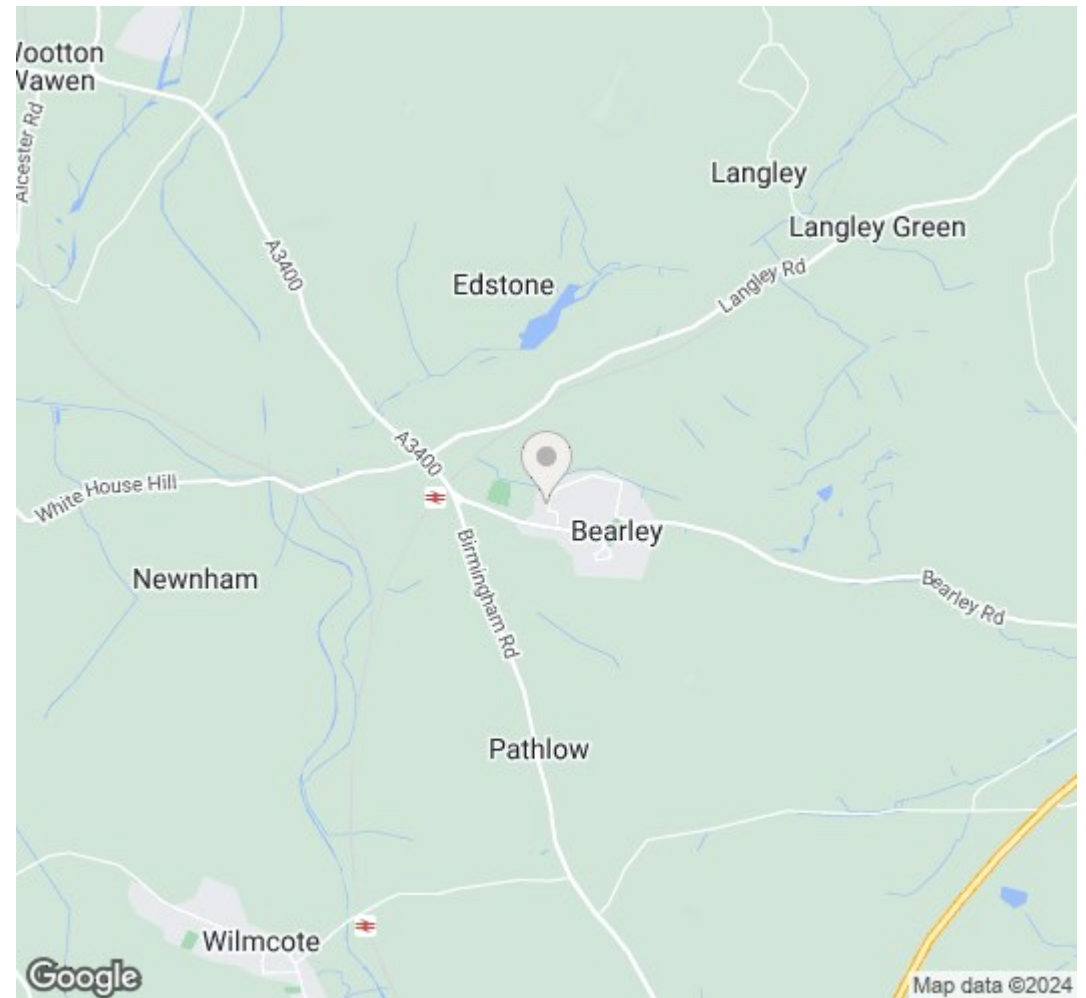
**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.

## HEALTH AND SAFETY ON A DEVELOPMENT

Building Sites are often properties under construction and due care and attention must be adhered to at all times. Where possible we will provide high vis vests and hard hats. Suitable, enclosed footwear must be worn. No admission to site without a Sales Representative or Site Representative.

## AGENTS NOTE

CGI images for illustrative purposes only.



**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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Myton Road, Leamington Spa, Warwickshire CV31 3NY  
Tel: 01926 870145 | newhomes@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

