

Peter Clarke  
New Homes



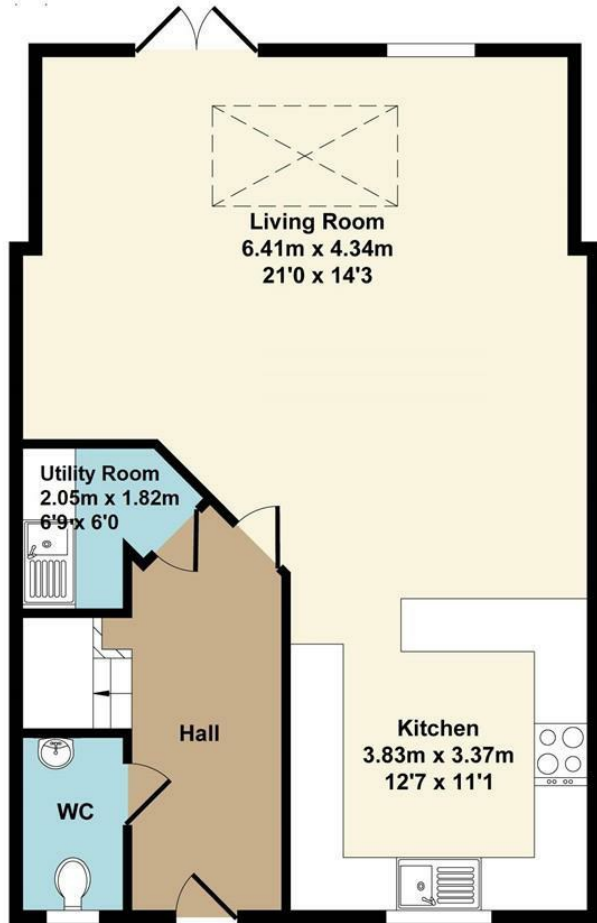
39 Redlands Crescent, Stratford-Upon-Avon, CV37 9HS



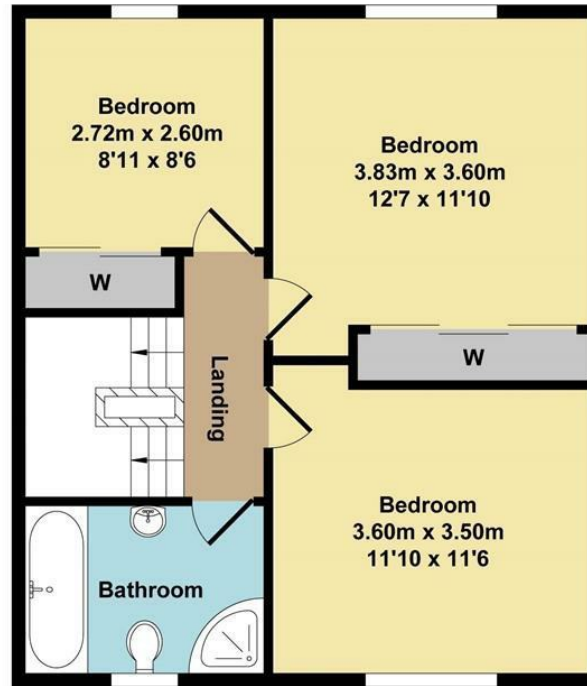
# 39 Redlands Crescent

Total Approx. Floor Area 141.10 Sq.M. (1519 Sq.Ft.)

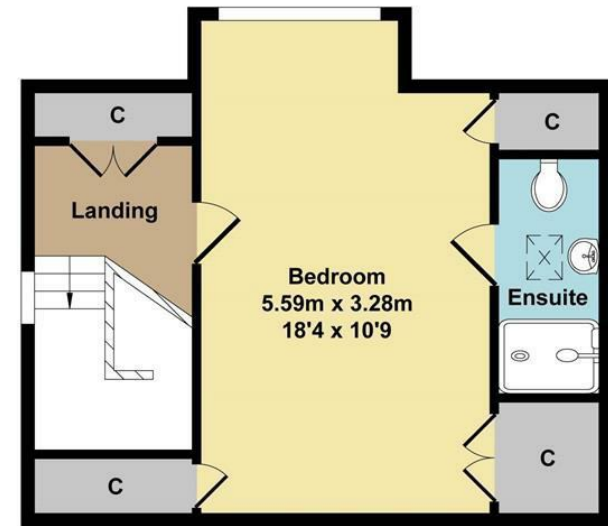
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 61.10 Sq.M.  
(658 Sq.Ft.)



First Floor  
Approx. Floor Area 47.60 Sq.M.  
(512 Sq.Ft.)



Second Floor  
Approx. Floor Area 32.40 Sq.M.  
(349 Sq.Ft.)



- Off Road Parking For Two Cars
- Detached New Build with 10 year Buildzone Guarantee
- 3,8 Kwt Solar Panels
- Catchment Area For Stratford Grammer School
- NO CHAIN
- Four Double Bedrooms, Principle Ensuite
- Quiet Location
- Private Enclosed Rear Garden
- Utility Room
- Flooring Included Throughout



Offers Over £475,000

A delightful, four bedroom, detached family home located within easy reach of the town centre and walking distance to Stratford Grammar School. Private, enclosed rear garden and off road parking for two cars. NO CHAIN and 10 year Build Zone structural warranty.

#### SPECIFICATION

- Predicated EPC A
- 3,6 kWt Photo voltaic panel providing renewable electric
- Grovatt hybrid Inverter with option to add storage batteries.
- A-rated appliances
- High performance double glazed anthracite UPVC windows and patio door.
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- All properties air leakage tested
- 10 year Build Zone structural warranty
- Electric car charger

#### UTILITY

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Electrics for tumble dryer

#### CONTEMPORARY BATHROOMS AND ENSUITES

- Sanitary ware with chrome Crosswater fittings
- Vanity units
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Crosswater thermostatic shower systems

- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- Bath and Shower in the main bathroom
- Shower and screen in main and ensuite bathrooms

#### HEATHING, LIGHTING, ELECTRICAL AND MEDIA

- Smoke detectors throughout
- TV points to lounge, kitchen/family and all bedrooms
- CAT 5 cable from BT master point to lounge, fibre broadband to the property.
- A+ rated Worcester Greenstar 8000 Gas Combi Boiler

#### STYLISH KITCHEN

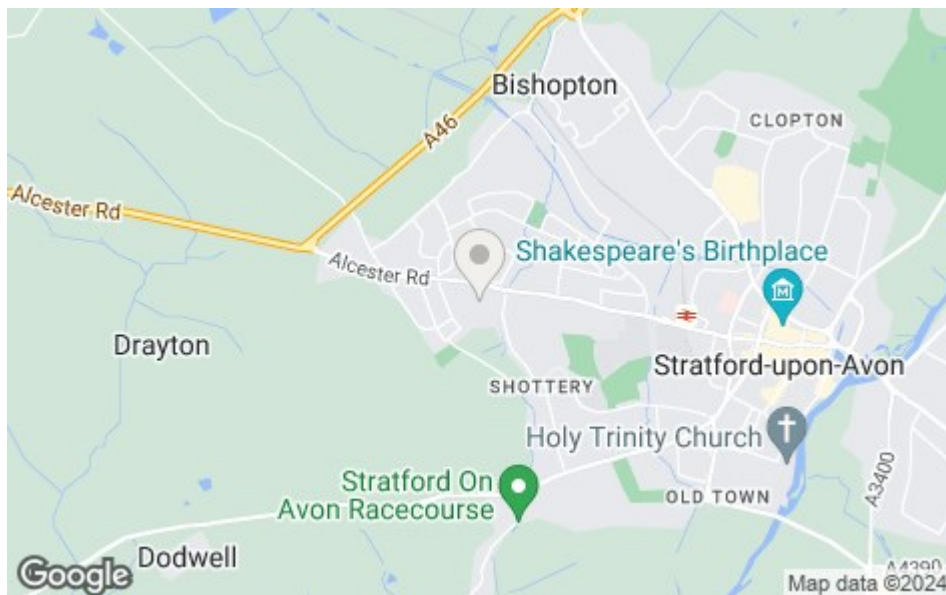
- Individually designed kitchen with EGGER laminate worktops.
- Tiled splash back
- Breakfast bar with designer pendant lighting
- 75cm wide Induction hob with large feature extractor hood
- Integrated dishwasher
- Integrated microwave
- Integrated Fridge/ freezer
- Eco Core flooring resistant to scratch, waterproofed, pet friendly with real wood feel.
- Integrated oven
- Soft closing doors and drawers











#### EXTERNAL FEATURES

- High performance composite front doors with chrome fitting.
- slow energy, PIR controlled external light
- Wired front doorbell
- Turf to front and rear gardens, natural sand stones patio area
- External cold-water tap
- External Electric Socket
- Two parking spaces per property.

#### INTERNAL FEATURES

- Oak handrail and square fluted newel posts
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown)
- Eco Core flooring resistant to scratch, waterproofed, pet friendly with real wood feel in the Lounge.
- Sky light in the Lounge
- High quality carpet fitted throughout
- Walls painted light grey
- Woodwork painted in white gloss

\* PLOT SPECIFIC OF WHERE APPLICABLE. WE RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OF THE ITEMS ABOVE.

#### AGENTS NOTE

\*\* EXTERIOR PHOTOGRAPHS AND KITCHEN PICTURES ARE ACTUAL HOUSE, REMAINING PHOTOGRAPHS ARE OF THE IDENTICAL PLOT NEXT DOOR, WHICH ARE MIRROR IMAGES AND FOR INDICATIVE PURPOSES ONLY \*\*

#### GEN INFO

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 Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** A

**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.







Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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**Peter Clarke**

