



**17 Saxon Close  
Stratford-Upon-Avon  
Warwickshire  
CV37 7DX  
£460,000**



Welcome to Saxon Close, a charming property located in the picturesque town of Stratford-Upon-Avon. This delightful detached house boasts a spacious layout, perfect for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

Stratford-Upon-Avon is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles distant at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

### Entrance Hall

With understairs storage cupboard.

### Cloakroom

With window to the side, low level WC and cantilever wash hand basin.

### Lounge

20'11" x 12'1" (6.40m x 3.70m)

With bay window to the front and fireplace with inset gas effect convector fire and mantel over. UPVC sliding doors into:

### Conservatory

20'11" x 11'9" (6.40m x 3.60m)

With box section polycarbonate pitched roof, windows to the sides, and casement door leading to the rear garden.

### Kitchen

13'9" x 8'2" (4.20m x 2.50m)

With a range of pine faced wall, drawer and base units with roll edged laminate work surfaces over, inset Ariston 4-ring gas hob, and built-in combination oven and grill.

### First Floor Landing

11'9" x 11'5" (3.60m x 3.50m)

With hatch to the roof space. Door into:

### Bedroom One

10'9" x 10'5" (3.30m x 3.20m)

With window to the front. Door into:

### Shower Room

With 3-piece suite comprising; corner

shower cubicle, low level WC, vanity unit with inset wash hand basin, extractor fan, tiling to the walls to full height, and electric heated chrome towel rail.

### Bedroom Two

With window to the front and built-in wardrobes with two large sliding doors.

### Bedroom Three

9'2" x 6'10" (2.80m x 2.10m)

With window to the rear. Door into:

### WC

With low level WC, small cantilever wash hand basin, and extractor fan.

### Bedroom Four

8'10" x 8'6" (2.70m x 2.60m)

With window to the rear.

### Bathroom

7'6" x 5'6" (2.30m x 1.70m)

With 3-piece suite comprising; panelled bath with telephone-style shower attachment and mixer tap over, low level WC, vanity unit with inset wash hand basin, and tiling to all walls to full height.

### Integral Single Garage

16'8" x 7'10" (5.10m x 2.40m)

With single electrically operated up-and-over to the front, UPVC double glazed personnel door to the side, electric and gas meters, fuseboard, and concrete floor.

### Rear Garden

Having pedestrian access via the side, being mainly laid to lawn with well-stocked borders.

### Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

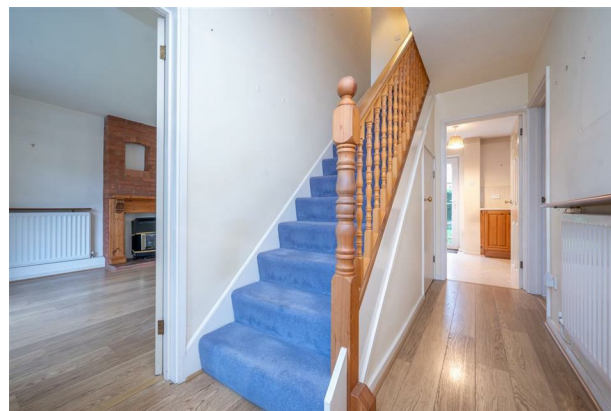
Fixtures & Fittings:

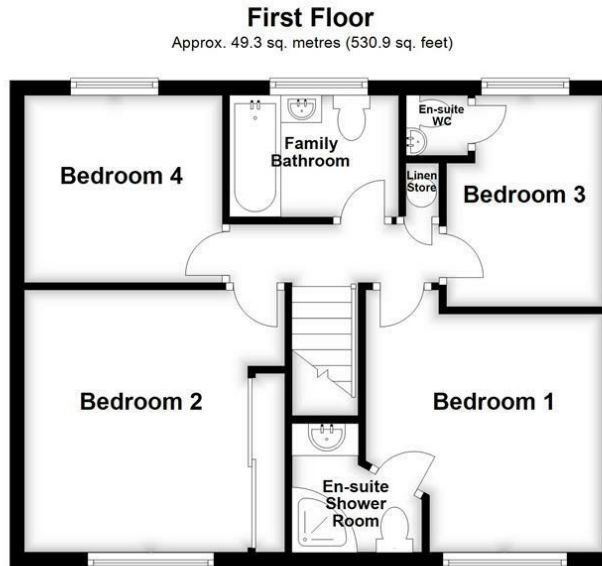
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 113.3 sq. metres (1219.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.



