



**EARLES**  
TRUSTED SINCE 1935



**61 Knights Lane  
Tiddington  
Stratford-Upon-Avon  
CV37 7BY  
Offers In Excess Of £325,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915



We are pleased to present a recently renovated three-bedroom, semi-detached house, located in the desirable village of Tiddington. The property includes ample parking, a good-sized garden, and offers potential for extension, subject to planning permission.

The layout features a porch and hall that lead to a sitting room and a kitchen/dining room, ideal for family meals and entertaining. A convenient cloakroom is also located on the ground floor. Upstairs, there are three bedrooms and a first-floor bathroom. Additionally, the property boasts off-road parking and a long rear garden, offering plenty of outdoor space.

Tiddington is a sought-after village located just south of the river, approximately 1.5 miles from Stratford's centre. The village offers convenient local amenities, including a variety of shops, a grocer/delicatessen, a post office, restaurants, a primary school, and a traditional public house.

Set back from the road, there is a tarmac driveway providing off road parking for four vehicles. A timber gate gives side access to the rear garden.

### **Porch**

With door to

### **Entrance Hall**

With staircase rising to the first floor.

### **Living Room**

### **Kitchen/Dining Room**

A re-fitted kitchen, having a range a wall and base units with laminate worktops over, stainless steel sink with mixer tap over, four ring gas hob and electric single oven below. Space for a free-standing fridge freezer. There is a dining area with under stair storage cupboard/larder.

### **Cloakroom with WC**

### **First Floor**

With access to roof space and airing cupboard housing a Worcester Bosch Combination boiler.

### **Bedroom One**

### **Bedroom Two**

### **Bedroom Three**

### **Bathroom**

With wc, wash basin, bath with shower over and tiled splashbacks.

### **Outside**

To the front there is tarmac off road parking, planted borders and gated side access to the rear garden with concrete hardstanding garden shed and lawn.

### **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.

### **Broadband:**

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

### **Council Tax:**

Stratford-on-Avon District Council - Band C

### **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).

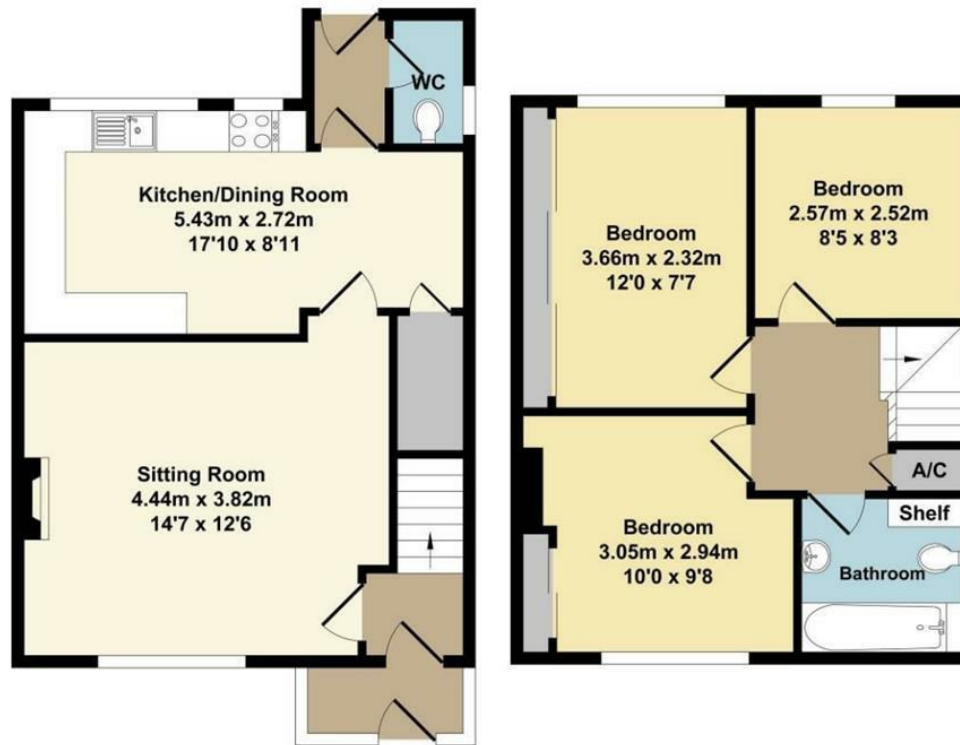
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## Knights Lane

Total Approx. Floor Area 74.69 Sq.M. (804 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 39.24 Sq.M.  
(422 Sq.Ft.)

First Floor  
Approx. Floor  
Area 35.45 Sq.M.  
(382 Sq.Ft.)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (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 |           |



