

**Drooper Drive, , Stratford-Upon-Avon, CV37 9GW**

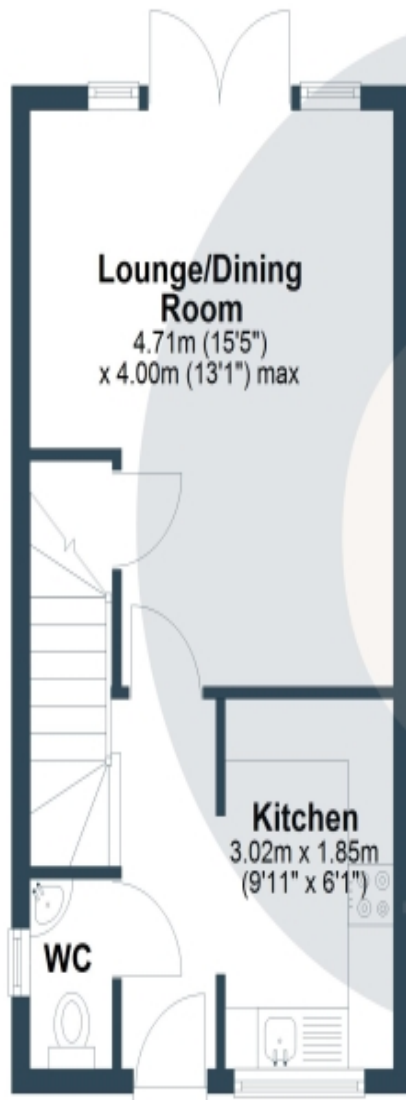
**Offers In Excess Of £300,000**





## Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)




## First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 62.7 sq. metres (675.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		97
81-91 <b>B</b>	84	
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ideal for any first-time or investment purchasers! Built just three years ago by Taylor Wimpey this is a truly stylish home offering generous, light rooms with a private generous plot. Positioned on a popular development situated on the North edge of the town allowing ideal access for the Parkway train station, motorway links and still a walk to the town centre.

What adds ease to a purchase? A turnkey property and no onward chain, well here you go! If you would like a modern home but with the upgrades, landscaping, and snagging already done with an established position then come away from buying off-plan new builds and move straight into your homely home.

On entering the property the contemporary touches are evident and you can feel right at home. With an inviting entrance hall leading effortlessly to the kitchen with all your appliances integrated, one less thing to worry about!

The cloakroom is located off the hallway tucked behind the stairs, yes this property has three toilets, ideal for guests and families.

At the rear of the property is a large sitting-through dining room with ample space for dining and relaxing, not forgetting the French doors that extend the inside to the outside for a morning coffee, BBQ, or a glass with your friends.

Upstairs does not disappoint offering a master bedroom with an en-suite shower room, a further double bedroom, and a generous bathroom. Ideal for a couple, sharers, or small family.

Outside is a larger-than-average garden extending the width of the house and driveway offering great space for kicking a football or dining alfresco with family and friends. The driveway offers parking for two cars.

Viewing is an absolute must to appreciate this fabulous home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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**Tel: 01789 590 988**

**Mob: 07947112186**

**West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF**

**[www.emmafranklinstateagents.co.uk](http://www.emmafranklinstateagents.co.uk)**