



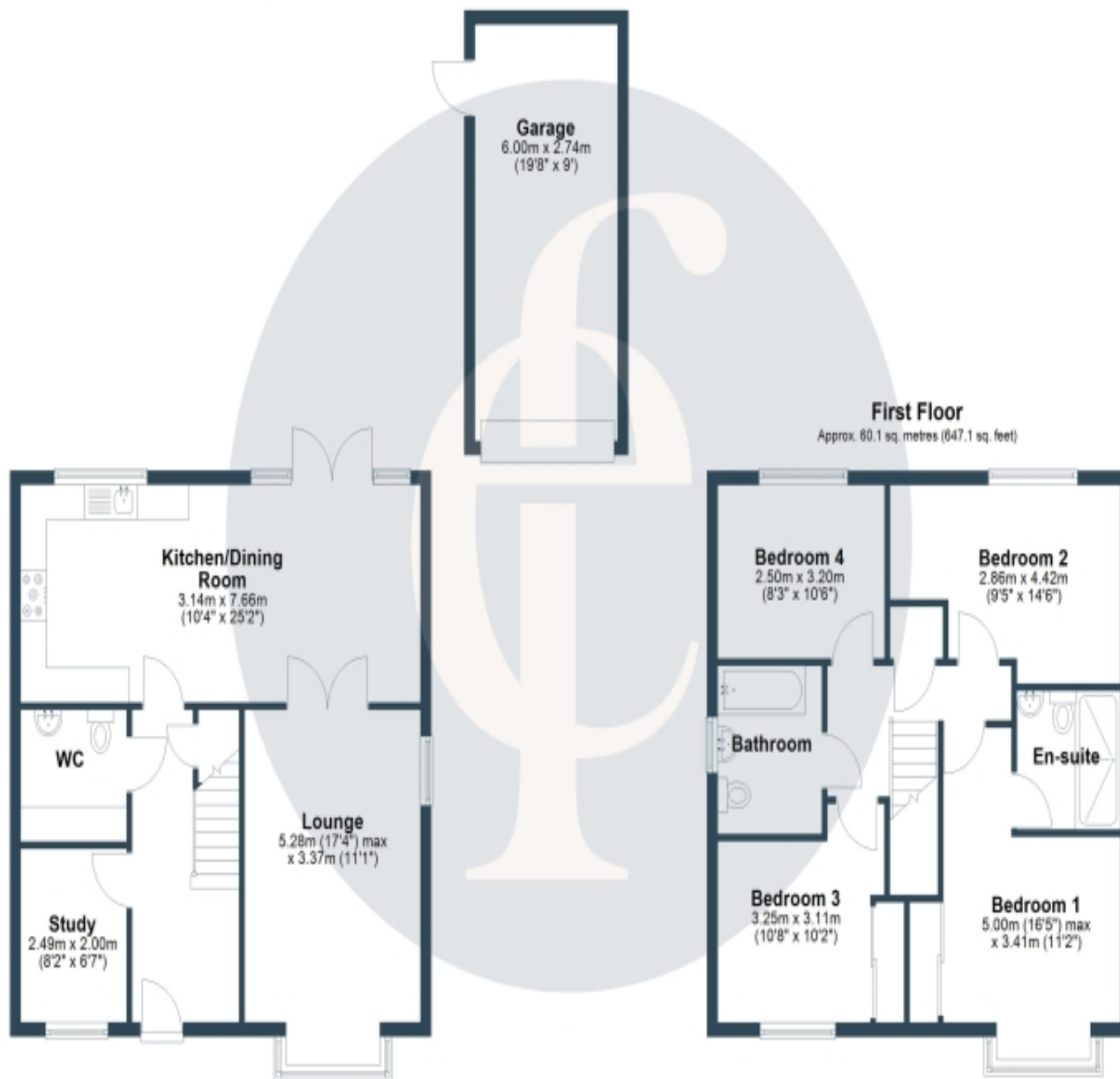
Roebuck Road, Bishopston, Stratford-Upon-Avon, CV37 0UR

Offers In Excess Of £500,000



Ground Floor

Approx. 76.6 sq. metres (824.0 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.1 sq. feet)

Total area: approx. 136.7 sq. metres (1471.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		89
69-80 C	80	
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

A beautifully stunning 4 bedroom detached family home, positioned in a small highly regarded development on the north edge of Stratford, close to the Parkway station. The current owners have invested and improved their home to include newly laid carpets in the past month to the stairs, landing and upstairs bedrooms. The downstairs accommodation is finished with engineered hardwood flooring and floor tiles. A stylish kitchen has recently been fitted which would make you the envy of all your guests!

Ideally situated for any buyers needing to jump on a train to Birmingham or London. Also benefiting from easy access to motorway links without having to get caught up in traffic through the town. Only a twenty minute walk to the Maybird Shopping Park for a bit of retail therapy at the weekends!

Built by Bovis Homes in 2016 to a high standard throughout, creating a thoughtfully designed family home, offering generous rooms, light, airy accommodation, and space for the family to stretch out into. Once through the front door of number 1, there is nothing not to love as everything has been thought of, all you need to do is move in, unpack, and enjoy your new home!

The thoughtfully laid out double-bayed accommodation is arranged over two floors with airy, light generous rooms throughout. This home is ideal for anyone who likes lots of space for entertaining or a family who wants easy access to schools, transport, and the town centre.

On entering the spacious hallway you will find ample storage and access to your sitting room with a bay window and double doors opening onto the family dining kitchen. The sitting room seamlessly flows to the family dining kitchen with integrated AEG appliances, space for a large American-style fridge freezer, solid Oak butcher-block worksurfaces, a composite sink, and contemporary complementary tiled splashbacks. Bringing the outside to the inside are the French doors to the private patio and garden. Furthermore is your study, or it could even be the kid's playroom, offering great flexibility from the second reception room. The ground floor is completed with a downstairs cloakroom that doubles up as a useful utility space with space for your washing machine, tumble dryer, and ample storage. This has matching oak worksurfaces and cabinets to the kitchen. Upstairs is the master bedroom allowing a sanctuary with fitted wardrobes and en-suite. There are three further good-sized bedrooms and a family bathroom.

Outside is the private landscaped garden laid to lawn with a pergola seating area ready for the summer BBQs. The garden offers side gated access to the driveway and a pedestrian door to the garage. The garage has access via a up and over door, with electricity, and lighting. The driveway offers parking for two cars.

Viewing is a must to appreciate this beautiful home's presentation, size, and position.

Stratford-Upon-Avon is well sought-after and is served by a wide range of local shops and amenities, highly-regarded schooling, and excellent transport links to include regular bus routes, the train station is a short walk away, whilst also being within good proximity to the A46, M40 and M42 motorways 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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