

Regan Avenue, Meon Vale Stratford-Upon-Avon CV37 8YX

welcome to

Regan Avenue, Meon Vale Stratford-Upon-Avon

A beautifully presented four-bedroom detached family home situated on the sought-after area of Meon Vale, Stratford-upon-Avon. This modern property features a stylish open plan lounge, kitchen diner area. Aswell as en suite to the principal bedroom, a driveway with garage, and a private rear garden.



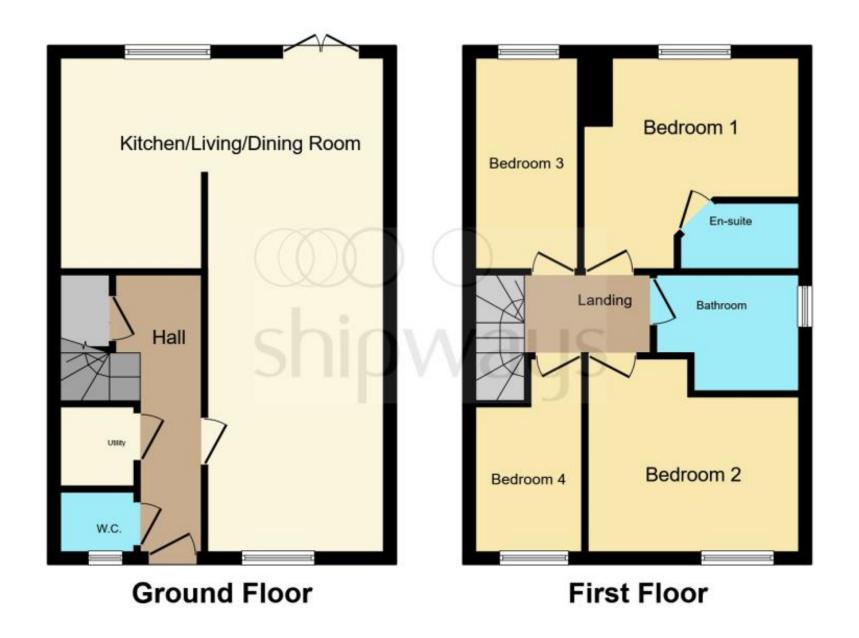












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

Via footpath leading up to front door accommodation.

Frontage

Driveway parking to the side. Access to the garage.

Entrance Hallway

Doors off to WC, Utility, Open plan living space, and access up the stairs to fist floor accommodation. Central heating radiator.

Wc

Obscure Double Glazed window to the side. Hand wash basin. Close coupled toilet. Central heating radiator.

Utility

Space for laundry appliances.

Open Plan Living/Kitchen/Space

27' 1" max x 19' max (8.26m max x 5.79m max)
Double Glazed Window to front. Double Glazed
Window to side. Three Central heating radiators.
Media wall. Wall and base units with worksurface
over. Sink and drainer with mixer tap. Integrated
appliances including a double oven , fridge freezer,
dishwasher. Double Glazed window to rear. Double
Glazed doors to rear.

Landing

Doors off to Four Bedrooms and Family Bathroom. Loft Hatch.

Bedroom 1

11' 5" x 11' 4" (3.48m x 3.45m) Double glazed window to rear. Central heating radiator. Fitted wardrobes.

Bedroom 2

11' 4" \times 10' 9" ($3.45 m \times 3.28 m$) Double Glazed Window to front. Central heating radiator.

Bedroom 3

11' 6" x 7' 5" (3.51m x 2.26m)

Double Glazed window to rear. Central heating radiator.

Bedroom 4

7' 11" x 7' 5" (2.41m x 2.26m) Double Glazed window to front. Central heating radiator.

Bathroom

Obscure double Glazed window to side. Bath with shower over. Tiling to splash prone areas. Close coupled toilet. Sink and pedestal. Heated towel rail.

Rear Garden

Laid Lawn. Built in BBQ area. Pergola.

Agents Note

As far as we are aware, there is a site fee of £249.32 that is payable yearly for the maintenance of the site.





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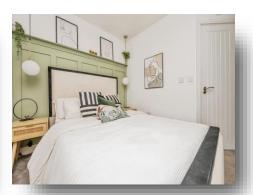
- Four Bedrooms
- Detached Family Home
- Ensuite off the main
- Driveway
- Garage

Tenure: Freehold EPC Rating: B Council Tax Band: E

£395,000







Morgan Gra Garden Desi

Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC110278



Property Ref: RDC110278 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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