

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



‘The Old Police House’

13 Arthur Road

Stratford Upon Avon

CV37 6SJ

Price Guide £475,000



Location

The town of Stratford Upon Avon is famous for being the birth place of William Shakespeare and home to the renowned Royal Shakespeare theatre. This prosperous and vibrant riverside town attracts almost four million visitors a year who come to enjoy its rich variety of culture, retail, restaurants and buildings of historic interest.

The town is well served by motorway and rail connections with frequent and regular train services to Birmingham and London

Situated on this very popular road and a short distance from Stratford upon Avon town centre

A charming four bedroom family home, which has been extended and much improved by the current Vendors and now offers flexible living accommodation throughout

The accommodation briefly comprises a large Entrance Hall, Lounge, separate Dining Room, Kitchen, Ground Floor Bedroom suite with bifold doors and En-suite Wet Room, three further first floor Bedrooms and a Family Shower Room, Garage, insulated Garden Room with power and light lending itself to a variety of uses, a Garage, Driveway and Garden

13 Arthur Road

Stratford Upon Avon

Ground Floor

Light and Spacious Entrance Hall 15'7" x 6'5"

Having full height glazing and doors to the front and rear elevation and leading to a Hallway of a recessed Cloaks Area and stairs to the first floor with cupboard under

Lounge 13'10" x 11'4"

With windows to the front and rear elevations and a space for a new log burner to be fitted

Dining Room 12'10" x 8'10"

Having a window to the front elevation and a log burner with recessed shelving to either side

Kitchen 12'2" x 7'10"

With a window to the rear elevation and comprising a range of kitchen units and shelving with ample worktop surfaces over and incorporating a double 'Belfast' style sink, space and plumbing for dishwasher and washing machine, space for a tumble drier, fridge/freezer and separate freezer, large Range oven (available by separate negotiation) with extractor hood over, cupboard housing the central heating boiler and door leading to the rear garden

Ground Floor Bedroom 14'2" x 11'

Having bifold doors leading to the rear garden and door leading to

Large Wet Room 8'2" x 7'10"

With an obscure window to the front elevation, W.C., wash hand basin, shower area, chrome ladder style radiator and underfloor heating

First Floor

Landing

Having a window to the side elevation and access to boarded loft space with light and ladder

Bedroom 13'10" x 9'10"

With a window to the rear elevation and two fitted linen cupboards

Bedroom Two 12'8" x 9'

Having a window to the front elevation and a single door wardrobe

Bedroom Three 7'10" x 6'5"

With a window to the rear elevation and a range of fitted wardrobes

Family Shower Room

Having a window to the rear elevation, walk in shower, wash hand basin, low flush W.C., and heated chrome towel rail



Outside

To the front of the property is a charming front garden with raised beds and lawn and a driveway leading to

Garage

With electric roller door, light and power

To the rear is a fully enclosed Westward facing garden briefly laid to lawn with shrubs and outside seating and entertaining areas

Fully Insulated Garden Room

Offering scope for many uses and with electric light and power

General Information

Tenure

The property is freehold.

Services

All mains services are connected to the property.

Post Code

CV37 6SJ

Council Tax

Stratford District Council Band D

Possession

Vacant possession will be given upon completion.

Office Address

32 Brook Street

Warwick

CV34 4BL

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