

Peter Clarke



50 Shottery Village, Shottery, Stratford-upon-Avon, CV37 9HD



- NO ONWARD CHAIN
- Available with tenant in situ or with vacant possession
- Deceptively spacious accommodation
- Decked garden
- On road parking
- Two bedrooms
- Two bathrooms



Asking Price £315,000

Available with tenant in situ or vacant possession, is this two bedroom cottage located in the heart of Shotton and offered with NO ONWARD CHAIN. Offering larger than expected living accommodation and located within convenient access to Stratford town centre and Stratford Parkway.

#### ACCOMMODATION

Entrance hall with step to sitting room. Sitting room with flagstone flooring, feature brick fireplace. Breakfast kitchen with matching wall, base and drawer units with work surface over incorporating Belfast sink, space for Rangemaster, space for fridge freezer, door to pantry and quarry tiled floor. Sun room with tiled floor and doors to garden. Utility room with space for washing machine and condenser dryer. Wet room with wc, wash hand basin and shower.

First floor landing with loft access having pull down ladder and light. Main bedroom with door to storage cupboard housing boiler. Bedroom two. Bathroom with bath having telephone style shower attachment, wc, wash hand basin, wall mounted heated towel rail.

Outside there is a decked garden (with outside tap and electric point) enclosed by fencing and offering rear gated pedestrian access. Garden shed. On road parking.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

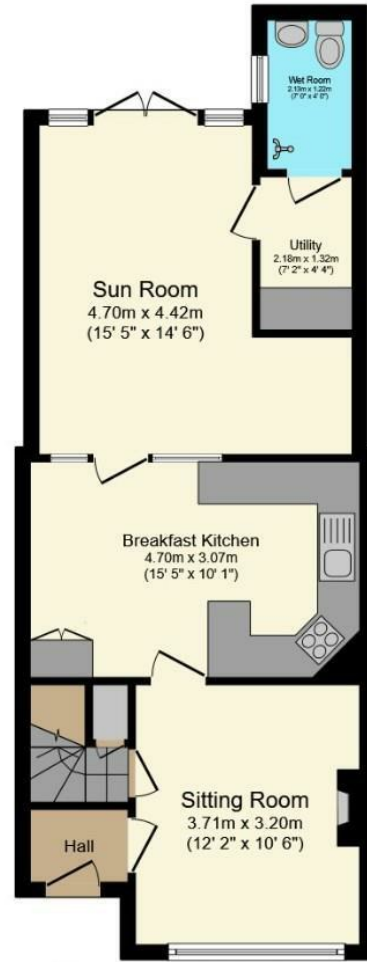
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

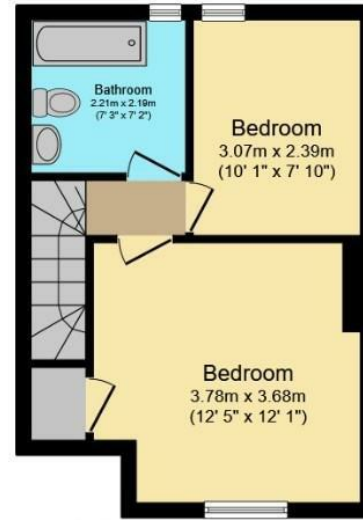
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





**Ground Floor**



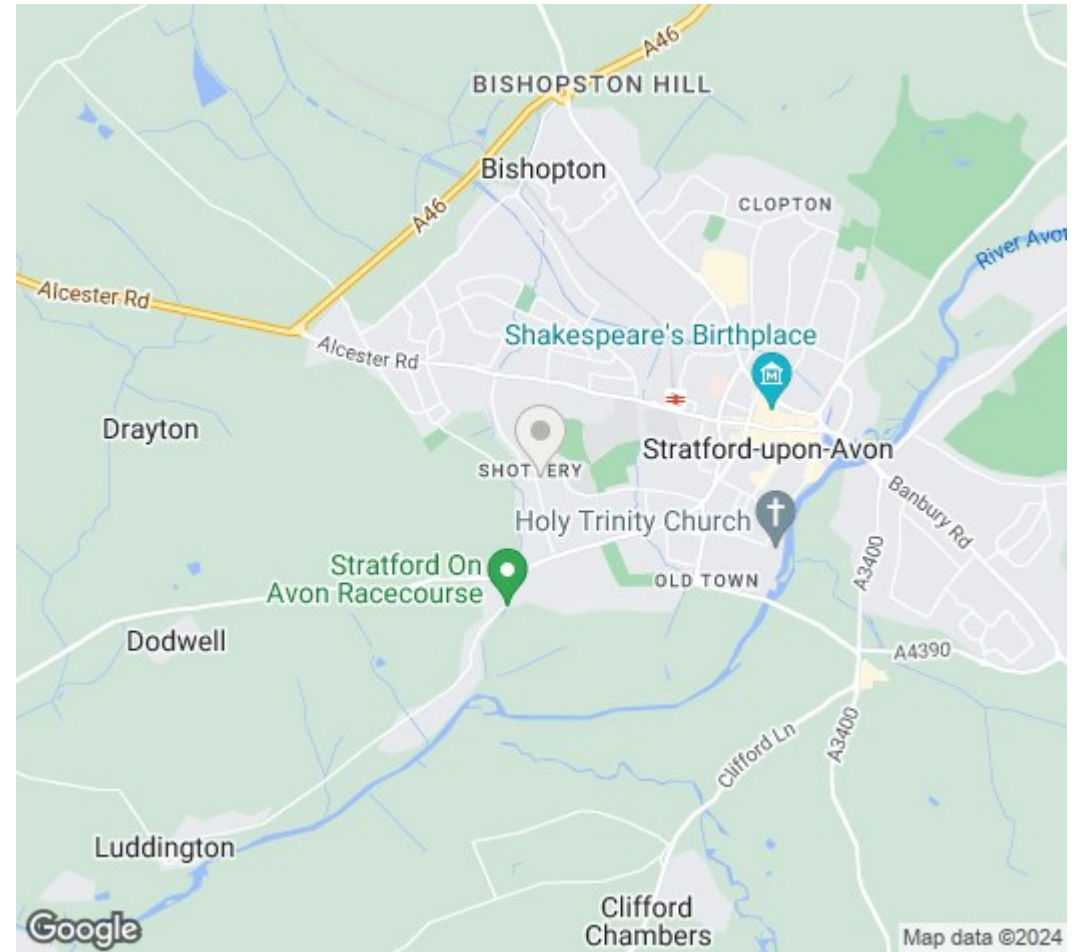
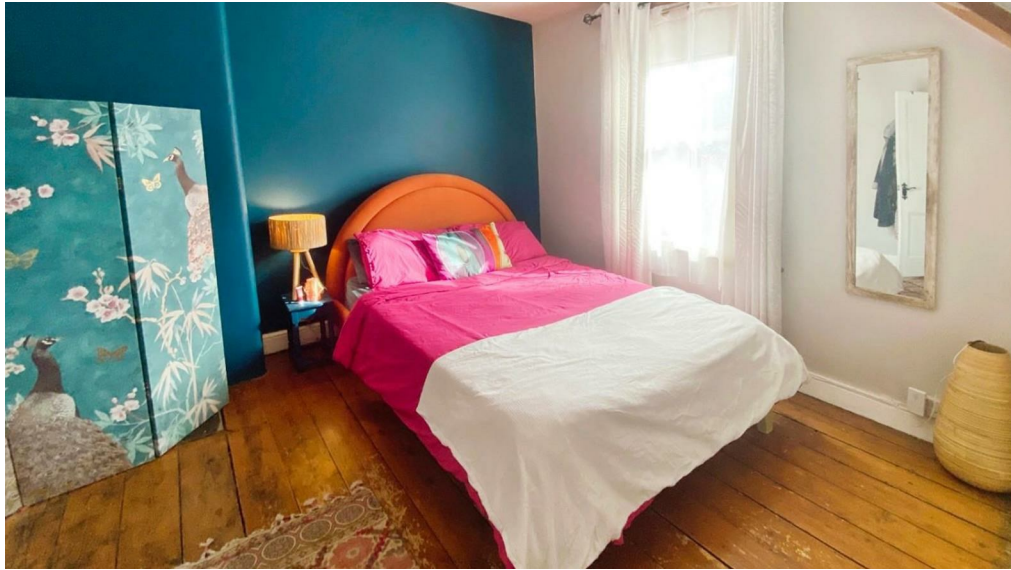
**First Floor**

Total floor area 85.3 sq.m. (918 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox







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