

Peter Clarke



9 Swift Road, Stratford-upon-Avon, CV37 6TR

- Four bedrooms, bathroom and en suite shower room
- Open plan kitchen/dining/family room and a utility
- Double driveway, garage and gardens
- Popular location close to schools, shops and leisure pursuits
- Viewing highly recommended



£549,950

A well proportioned four bedroom detached house with driveway, integral garage, front and rear gardens. Located in a very popular residential area close to the Welcombe Hills. Further benefits include open plan kitchen/dining/family room, sitting room and a large utility room.

#### ACCOMMODATION

Entrance porch with tiled flooring, door to garage. Entrance hall with under stairs storage cupboard, wood effect flooring. Cloakroom with opaque window to side, wash hand basin unit with low level cupboard, wc and wood effect flooring. Sitting room with bay window to front. Sliding doors to open plan kitchen/dining/family room, an L shaped room with three windows and door to rear, and further sliding patio door. Kitchen area with range of matching wall and base units with wood effect work top over incorporating sink with drainer, four ring induction hob with extractor fan hood over, integrated double oven, fridge freezer and dishwasher. Dining and seating area with wood effect flooring throughout. Utility room with opaque window to side, range of matching wall and base units with work top over incorporating stainless steel sink with drainer, space for fridge freezer, washing machine and tumble dryer, vinyl flooring.

Landing with loft hatch and ladder leading to a partly boarded loft. Main bedroom with window to front, a large double room. Bedroom with window to front, over stairs cupboard. En suite shower room with double width shower cubicle, wash hand basin unit with low level cupboards, wc. Bedroom with window to rear. Bedroom with window to rear. Shower room with opaque window to rear, fitted cupboard unit housing wash hand basin and wc, chrome heated towel rail, part tiled walls, vinyl flooring.

Outside to the front a double brick paved driveway leads to the garage, brick paved pathways, partly laid to lawn, planted beds and tree, gate to side leading to rear. Garage with up and over door, power and light, shelving, door to entrance porch. To the rear is a two tiered garden with a mix of paved pathways, patios, steps to a mainly laid to lawn area, planted and raised beds, and a generous decked seating area.

#### 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 F.

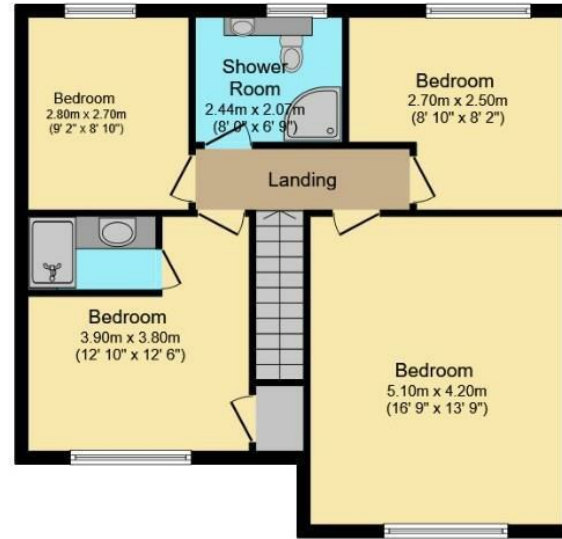
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

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





**Ground Floor**

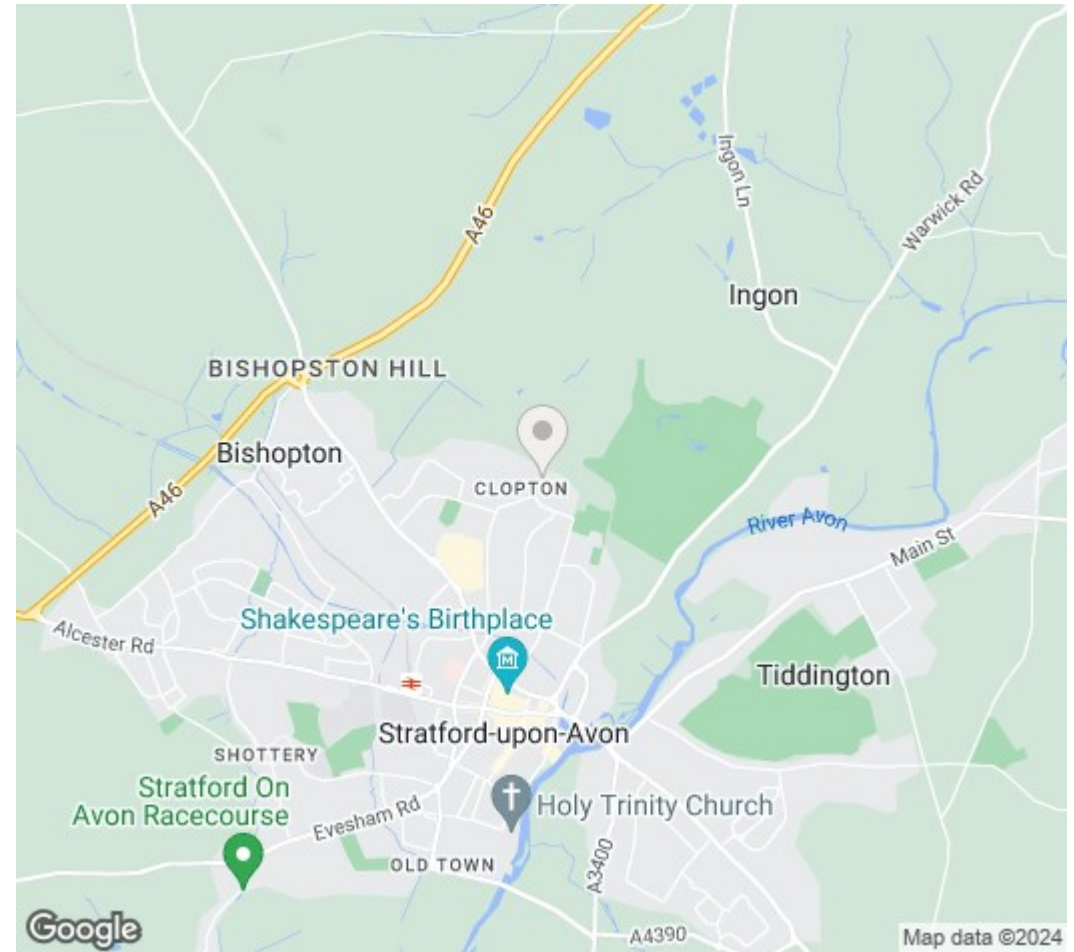


**First Floor**

Total floor area 166.9 sq.m. (1,797 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

