

Peter Clarke

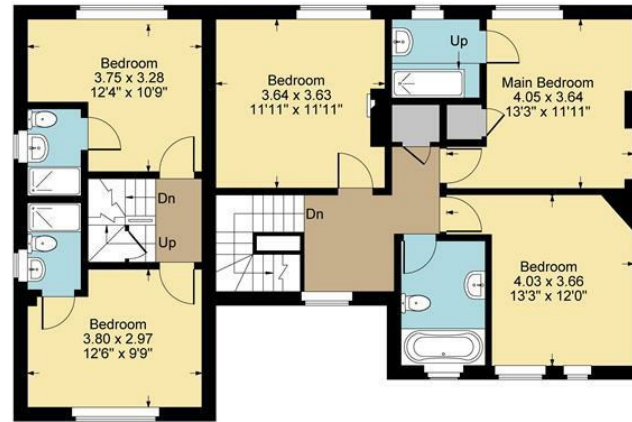


267 Alcester Road, Stratford-upon-Avon, Warwickshire, CV37 9JG

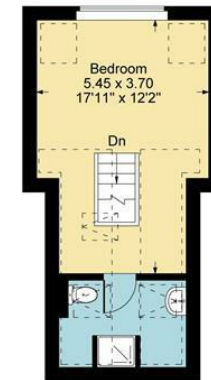
267 Alcester Road, Stratford-upon-Avon



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 119.75 sq m / 1289 sq ft
 First Floor = 93.77sq m / 1009 sq ft
 Second Floor = 23.73 sq m / 255 sq ft
 Total Area = 237.25 sq m / 2553 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Extended six bedroom house
- Three reception rooms and a conservatory
- Four en suites and a family bathroom
- Flexible accommodation which could provide a multi-generational home or potential revenue stream
- Viewing highly recommended



Asking Price £735,000

A superb opportunity to purchase this extended six bedroom family house that is set back from the road and well screened with a generous driveway and mature rear garden. Located in a convenient position for access to the town centre, rail stations, road networks and local schools.

ACCOMMODATION

ENTRANCE PORCH

with double glazed upvc framework.

ENTRANCE HALL

with understairs storage cupboard, engineered oak flooring.

CLOAKROOM

with opaque window to front, pedestal wash hand basin, wc, engineered oak flooring.

SITTING ROOM

with sliding patio door to rear garden, open fireplace with brick surround and mantle, and tiled hearth, engineered oak flooring.

GAMES ROOM

with two windows to front, corner fireplace with decorative wrought iron surround, wooden mantle and tiled hearth, engineered oak flooring.

KITCHEN

window to rear, range of matching wall and base units with wooden work top over incorporating large ceramic one and a half bowl sink with drainer, space for range cooker with extractor fan hood over, integrated fridge freezer, washing machine, two further fitted cupboards with fitted shelving, engineered oak flooring. Opens into

ADDITIONAL KITCHEN/BREAKFAST ROOM

with range of matching wall and base units with work top over incorporating stainless steel sink with drainer, space for range cooker with brushed metal extractor fan hood over, integrated dishwasher, space for American style fridge freezer, tiled flooring. Opens to

CONSERVATORY

with double doors to garden, quarter brick pier and double glazed upvc framework, perspex roof and ceramic tiled flooring.

MUSIC ROOM

with two windows and door to front, door to rear hall, ceramic tiled flooring.

REAR HALL

with understairs storage recess and stairs to first floor.

MAIN LANDING

accessed from the original hallway, with window to front, linen cupboard.

MAIN BEDROOM

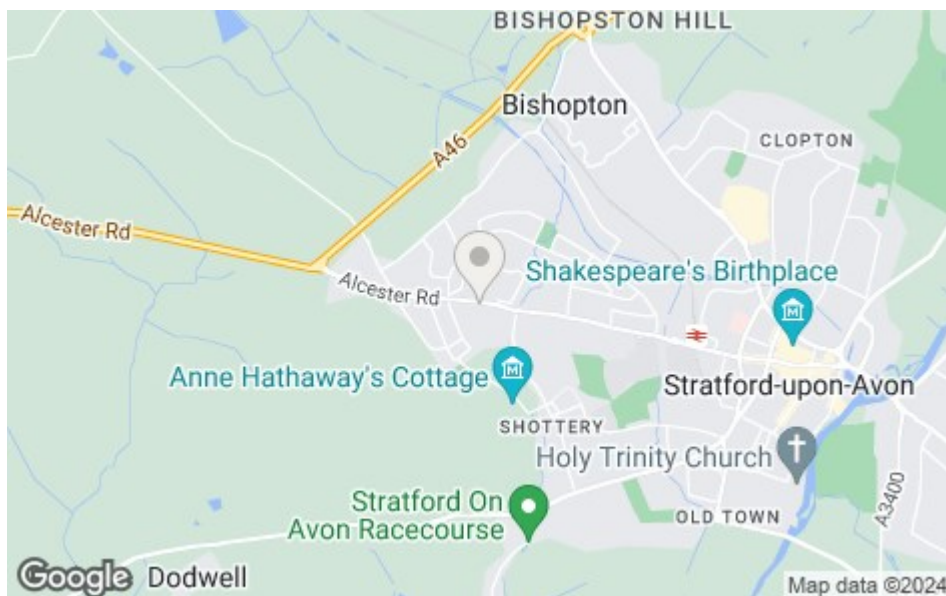
with window to rear, fitted wardrobe.

EN SUITE SHOWER ROOM

with opaque window to rear, P shaped shower cubicle with rainfall shower head, pedestal wash hand basin, chrome heated towel rail, tiled walls and tiled floor.







BEDROOM

a double room with window to rear and feature fireplace.

BEDROOM

a double room with two windows to front.

FAMILY BATHROOM

with opaque window to front, bath with shower over, wc, pedestal wash hand basin, chrome heated towel rail, tiled walls and tiled floor.

SECOND LANDING

accessed via a separate staircase.

BEDROOM

a double room with window to front.

EN SUITE SHOWER ROOM

with opaque window to side, double width shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail, tiled walls, tiled flooring.

BEDROOM

a double room with window to rear.

EN SUITE SHOWER ROOM

with opaque window to side, double width shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail, tiled walls, tiled floor.

From the landing, paddle steps lead up to the second floor where there is a

BEDROOM/HOME OFFICE

with dormer window to rear, skylights to side, currently used as an office, but could also be a bedroom.

EN SUITE SHOWER ROOM

with skylight windows to either side, shower cubicle, wash hand basin in vanity unit with cupboards, wc.

OUTSIDE

To the front is a large stone chipping driveway with planted borders, timber sheds, shrubs and trees, outside tap and light, EV charging point.



REAR GARDEN

A mature garden with a mix of paved patios, pathways, laid to lawn, planted beds, vegetable patches, mature shrubs and trees, greenhouse, shed, stone chipping pathways and seating areas. Outside tap, lights and external sockets.

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: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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