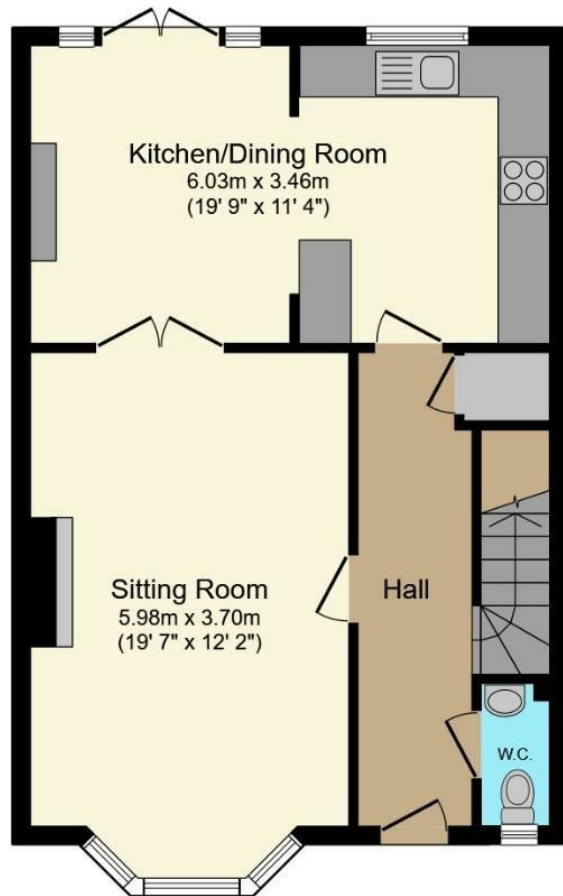


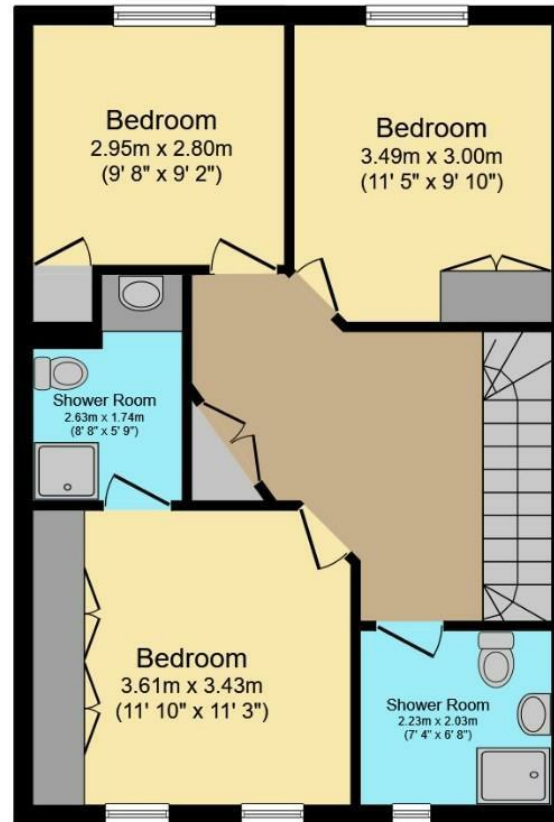


5 Masons Close, Wilmcote, Stratford-upon-Avon, Warwickshire, CV37 9FH

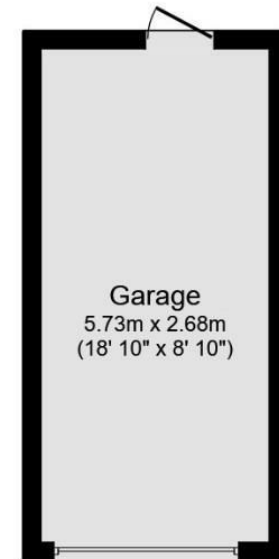




**Ground Floor**



**First Floor**



**Garage**

Total floor area 125.6 m<sup>2</sup> (1,352 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



- A private road with just six properties
- High quality build
- Village centre location
- Very well presented and recently redecorated
- High ceilings to ground floor
- Hall and cloakroom
- Sitting room, refitted kitchen/dining room, three double bedrooms, bathroom and en suite
- Attractive courtyard style gardens
- Parking and garage
- NO CHAIN



Guide Price £450,000

A high quality build, three double bedroom mews style property situated on a private road of just six properties in the village centre. Upgraded and recently redecorated with high ceilings to the ground floor and providing sitting room, refitted kitchen/dining room, three double bedrooms, bathroom and en suite, attractive courtyard style garden, ample parking, plus garage. NO CHAIN.

### ACCOMMODATION

A hardwood front door leads to

### ENTRANCE HALL

with engineered oak floor.

### CLOAKROOM

with wc and wash basin, engineered oak floor. Understairs storage cupboard.

### SITTING ROOM

with bay window to front, decorative ceiling coving, stone effect fireplace surround housing electric fire. Double doors to

### REFITTED KITCHEN/DINING ROOM

with French doors to garden. Kitchen area has four burner gas hob with extractor filter hood over, built in oven and grill, built in fridge freezer, fitted with a range of cabinet style units, plus pan drawers, pull out bin, space for dishwasher, built in washing machine, downlighters, engineered oak floor, fitted dresser with display cabinets, cylinder radiator.

### FIRST FLOOR LANDING

with access to roof space, airing cupboard with hot water cylinder.

### BEDROOM ONE

with two built in wardrobes.

### ENSUITE

with wc, wash basin with cupboards below and shower cubicle, tiled floor, downlighters, chrome heated towel rail.

### BEDROOM TWO

with built in wardrobe plus fitted wardrobes.

### BEDROOM THREE

with built in wardrobe.

### BATHROOM

with wc, wash basin and large shower cubicle with glass screen.

### OUTSIDE

There is a shared private drive leading to two gravelled off road parking spaces.

### GARAGE

with up and over door to front, power and light, and a pedestrian door leading to the

### REAR GARDEN

which is paved and gravelled with pergola













seating area, mature range of evergreen, shrub and perennial planting. Electric awning. The garden is enclosed by wood fencing.

## 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 heating to radiators.

**AGENTS NOTE:** We have been advised by the vendor there is maintenance charge of approximately £100 a year for the drive.

**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 E.

**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.







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Peter Clarke

