

Peter Clarke



57a Shottery Village, Shottery, Stratford-upon-Avon, CV37 9HD

- No onward chain
- High level fittings throughout
- Magnificent kitchen/dining/family room
- Accommodation over three floors
- Walled garden to rear
- Walking distance of Stratford town centre



Guide Price £650,000

An unusual opportunity to purchase a three double bedroom, three bathroom detached home located in the heart of Shotton and benefitting from two off road parking spaces. Benefitting from having been renovated to a high standard throughout but in need of a few touch ups. This property is offered with NO ONWARD CHAIN.

#### ACCOMMODATION

Entrance hall with doors to downstairs storage. Cloakroom with wc and wall mounted wash hand basin with drawer unit under. Sitting room with log burner set into an eye catching fire place with decorative surround and mantle over, built in storage and shelving to either side. Dining/family kitchen comprised high gloss matching wall base and drawer units with stone worktop over and the focal point being a generous size island to the middle incorporating the sink. Integrated Bosch appliances to include oven, grill, microwave, coffee machine, dishwasher and fridge freezer. Further integrated appliances include a wine cooler, integrated five ring gas hob with extractor hood over, bi-folding doors to garden. Utility with matching wall and base units with work surface over and incorporating stainless steel sink and drainer unit. Space for washing machine and tumble drier, cupboard housing boiler and door to garden.

First floor landing with door to airing cupboard, double bedroom with en suite comprising good size shower cubicle, wc, wall mounted wash hand basin with drawer under and wall mounted heated towel rail. Further double bedroom with additional en suite comprising a large shower cubicle, wc and wall mounted wash hand basin with drawer unit under, wall mounted heated towel rail.

Top floor landing storage into eaves. Principle bedroom boasting a range of built in furniture including wardrobes, drawers and bedside units, free standing bath situated in the eaves allowing the ability to enjoy the scenic views at the rear. Shower room comprising shower cubicle, wc, wash hand basin with drawer under, wall mounted heated towel rail.

Outside to the rear is a garden mainly laid to lawn and a patio running the width of the property, gated side access leads to off road parking for two cars.

#### 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 gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**AGENTS NOTE:** Please note all power to this property has been turned off and we have limited information as to whether all the appliances are in working order.

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

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

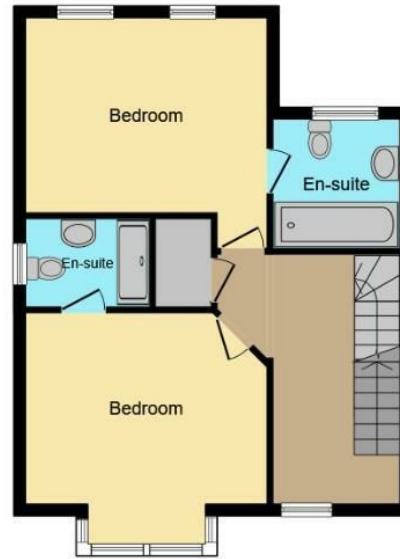


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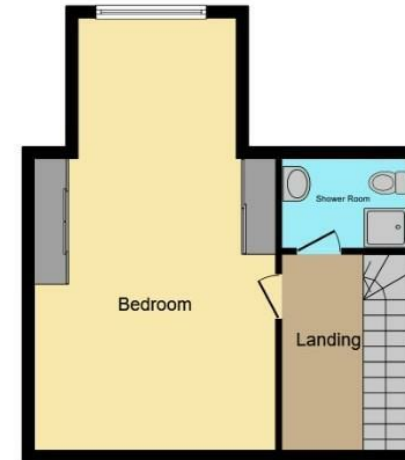
## Ground Floor

Floor area 73.4 sq.m. (790 sq.ft.)



## First Floor

Floor area 53.1 sq.m. (572 sq.ft.)



## Second Floor

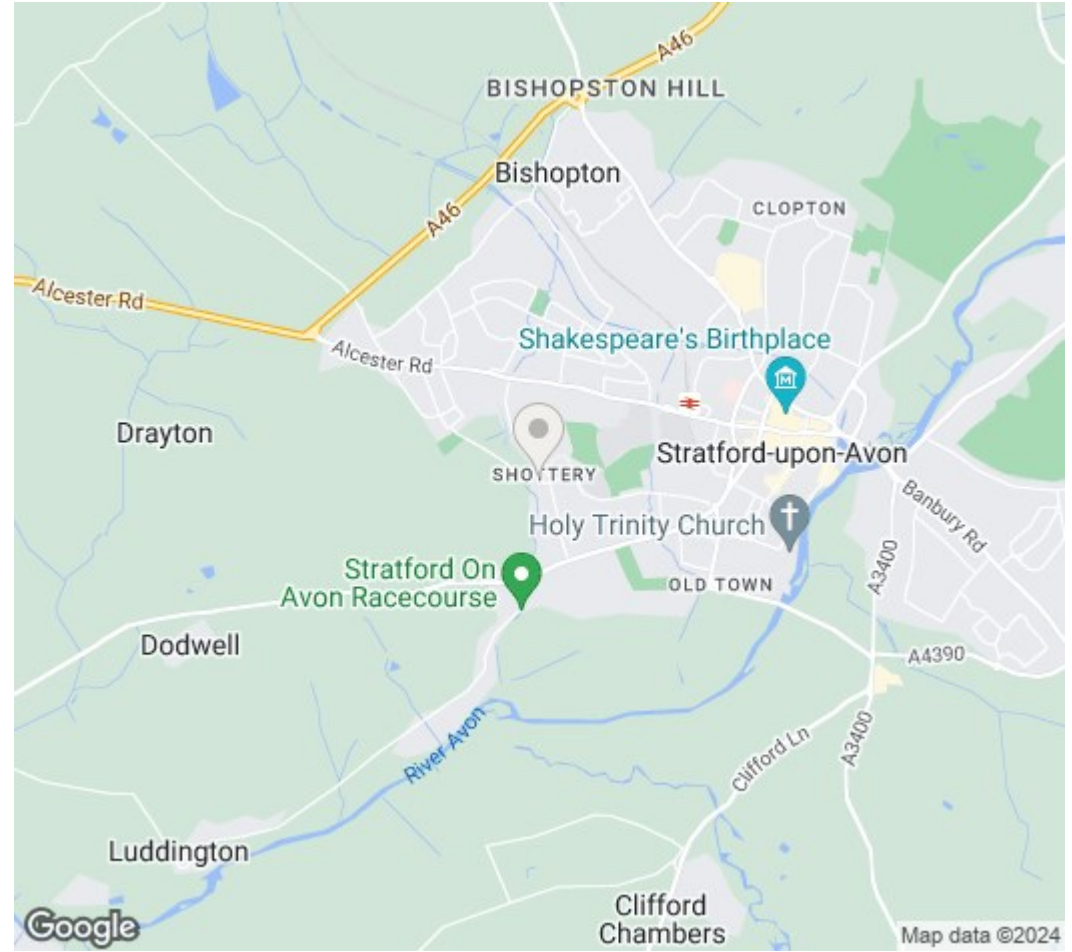
Floor area 40.3 sq.m. (434 sq.ft.)

**TOTAL: 166.9 sq.m. (1,796 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







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Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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