



Peter Clarke

Lynwood, Stratford Road, Oversley Green, Alcester, B49 6PG

- NO CHAIN
- Great potential to extend subject to planning
- Generous plot with driveway and garden
- Sitting room, dining room and kitchen
- Garage, utility and timber shed
- Recently overhauled roof
- Countryside views to front
- Viewing highly recommended



£425,000

**NO CHAIN.** Positioned on a generous plot is this three bedroom semi-detached house with a long driveway, garage and garden. Located in a popular area just on the outskirts of Alcester but within striking distance of amenities, schools and transport links including the A46.

**ACCOMMODATION**

Entrance porch leading to entrance hall with high level storage cupboards and wood effect flooring. Cloakroom with window to garage, wc, wash basin. Sitting room with bay window to front, gas fireplace. Dining room with sliding patio doors to garden, feature gas fireplace, fitted cupboard units. Kitchen with windows to side and rear, door to rear, range of matching wall and base units with work surface incorporating ceramic sink and drainer, space for low level fridge, slimline dishwasher and range cooker, recently installed wall mounted combination boiler.

Landing with high level storage cupboards, ladder and hatch leading to loft space with light. Bedroom with bay window to front. Two further bedrooms with windows to rear. Shower room with window to front, shower cubicle, wc, wash hand basin, chrome heated towel rail, linen cupboard.

Outside to the front is a long paved driveway, mainly laid to lawn, planted beds, mature shrubs and trees. Garage with electric roller door, pedestrian door to rear. External utility room with windows, tap, two work tops with space for washing machine, power and electric heating. To the rear is a generous garden with a mix of paved pathways, patios, mainly laid to lawn, planted beds, mature shrubs and trees. Outside lighting and cold water tap. Large timber shed to rear with light and power.

**GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. 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.

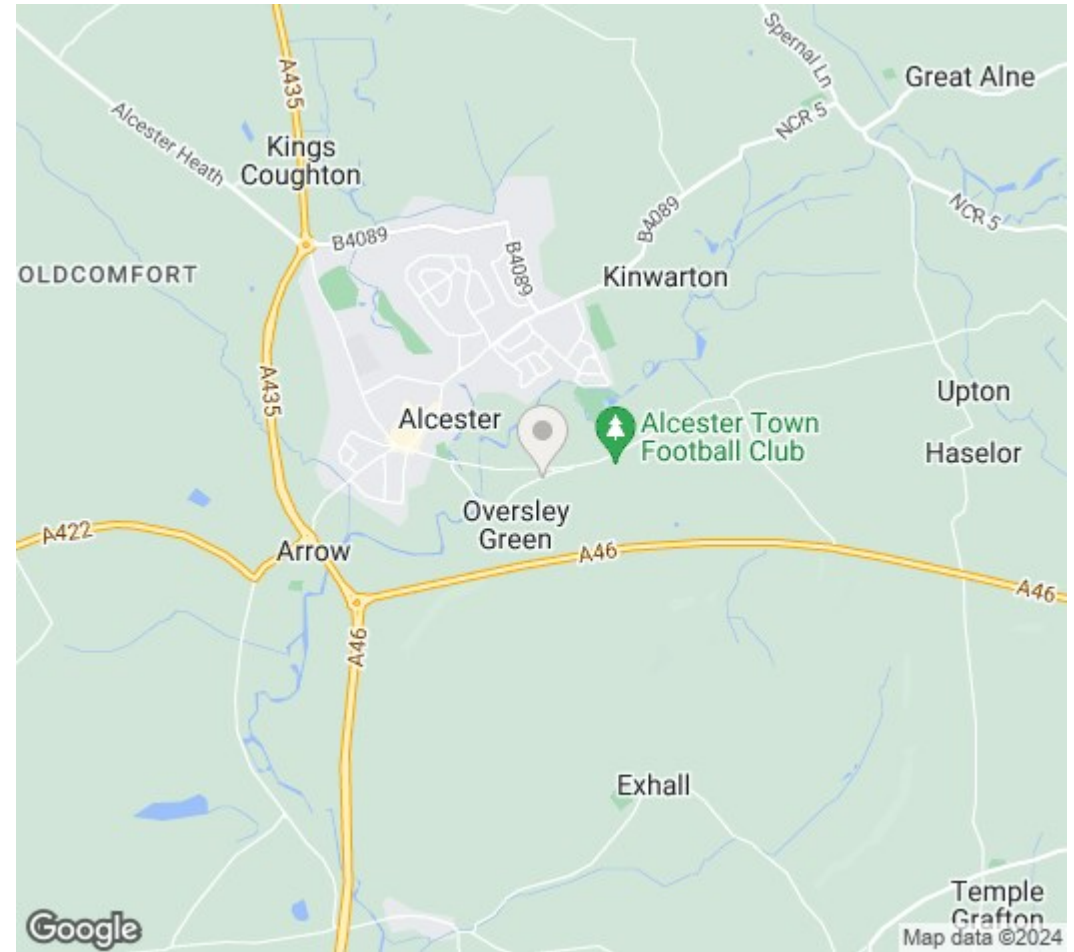
**VIEWING:** By Prior Appointment with the selling agent.



Lynwood, Oversley Green

Approximate Gross Internal Area  
 Ground Floor = 47.90 sq m / 516 sq ft  
 First Floor = 41.88 sq m / 451 sq ft  
 Garage = 14.96 sq m / 161 sq ft  
 Outbuilding = 7.20 sq m / 78 sq ft  
 Total Area = 111.94 sq m / 1206 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





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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