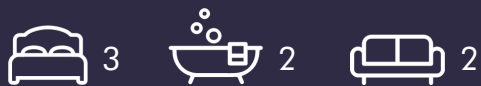


Peter Clarke



5 Whatley Mews, Stratford upon Avon, Warwickshire, CV37 9YJ

- Three DOUBLE bedrooms
- Boasting over £35,000 of upgrades
- Open aspect to the front
- Quiet location on the edge of a new build Bovis site
- Good access to Stratford town centre
- Immaculate condition throughout



Offers Over £450,000

Built in 2023 by Bovis Homes and boasting over £35,000 of upgrades is this three DOUBLE bedroom detached home with garage and off road parking, and benefitting from an open aspect to the front. Located on the edge of "The Chancery" this property must be viewed to appreciate the upgraded specification throughout.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Dining kitchen with matching wall, base and drawer units with quartz work surface, including breakfast bar, over and incorporating one and a half bowl stainless steel sink, integrated Bosch appliances including oven, four ring ceramic hob, overhead extractor fan. Bi-folding doors, fitted with blinds, leading to garden. Utility with matching wall, base and drawer units with quartz work top over and incorporating stainless steel sink and drainer unit, integrated washing machine and door to side. Sitting room being dual aspect and with door to under stairs storage.

Landing with door to storage cupboard, loft access. Main bedroom with dual aspect, built in wardrobes and dressing area. En suite with fully tiled shower cubicle and half tiled elsewhere, wc and wash hand basin. Bedroom Two being dual aspect with built in wardrobes. Bedroom Three. Bathroom with three-piece suite, comprising bath with shower, wc and wash hand basin, is fully tiled around the bath and half tiled elsewhere.

Outside to the rear is a professionally landscaped walled garden comprising patio, lawn and pebbled seating area to the rear, outside tap and power point. Pedestrian access to GARAGE, which has lighting, power and an up and over door, with tandem parking in front for two cars.

Bespoke shutters fitted to all windows, except ensuite and bathroom.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an estate charge of £290 pa. 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.

**AGENTS NOTE:** Please note this site is still in the process of being finished. The current owners have spent over £35,000 upgrading the standard specification for the property and upgrades include but are not limited to: upgrading tiled walls to half height, thermostatic shower screen and full height tiling around the bath in the main bathroom, light fittings to downlighters, two built in wardrobes, half height wall tiling in the en suite, outside tap, external socket, landscaped garden, upgraded kitchen appliances to Bosch and upgraded kitchen doors, quartz work tops to kitchen and utility, kitchen downlighters, extra double sockets, carpets and Amfico throughout and fitted window shutters.

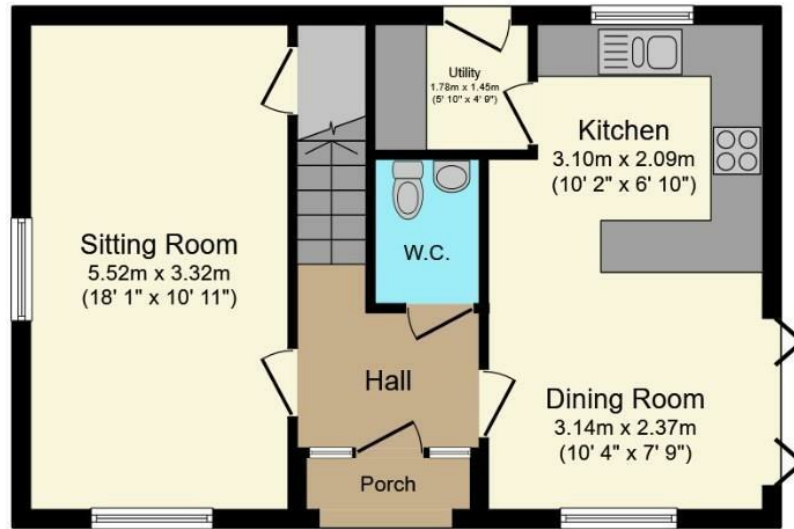
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**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.



# 5 Whatley Mews, Stratford-upon-Avon, CV37 9YJ



## Ground Floor

Floor area 47.5 m<sup>2</sup> (512 sq.ft.)



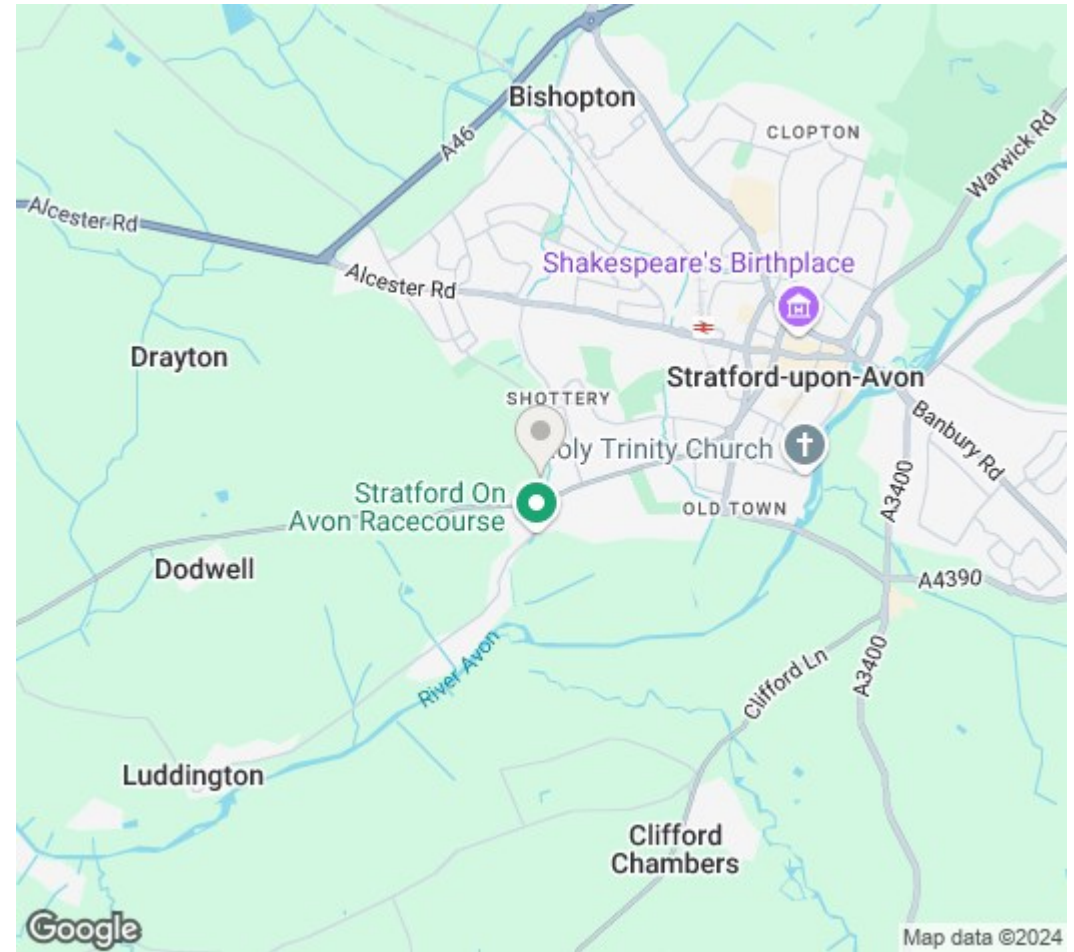
## First Floor

Floor area 47.5 m<sup>2</sup> (512 sq.ft.)

TOTAL: 95.1 m<sup>2</sup> (1,023 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)





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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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