

Peter Clarke



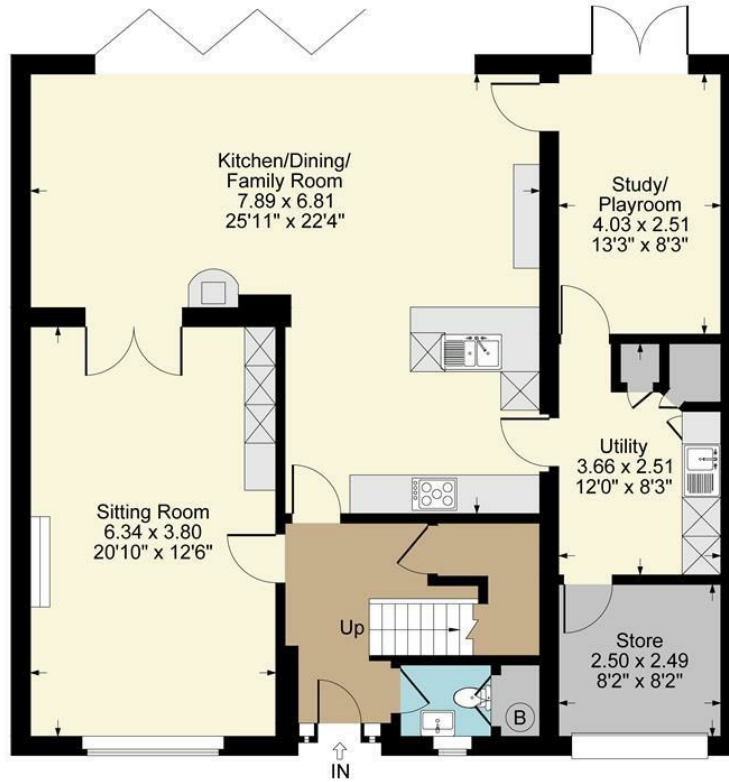
31 Redlands Crescent, Stratford-upon-Avon, CV37 9HS

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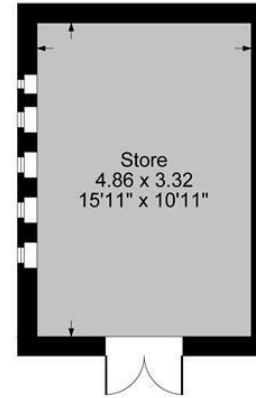


Approximate Gross Internal Area  
Ground Floor = 110.78 sq m / 1182 sq ft  
First Floor = 73.69 sq m / 793 sq ft  
Outbuilding = 16.13 sq m / 174 sq ft  
Total Area = 200.60 sq m / 2149 sq ft

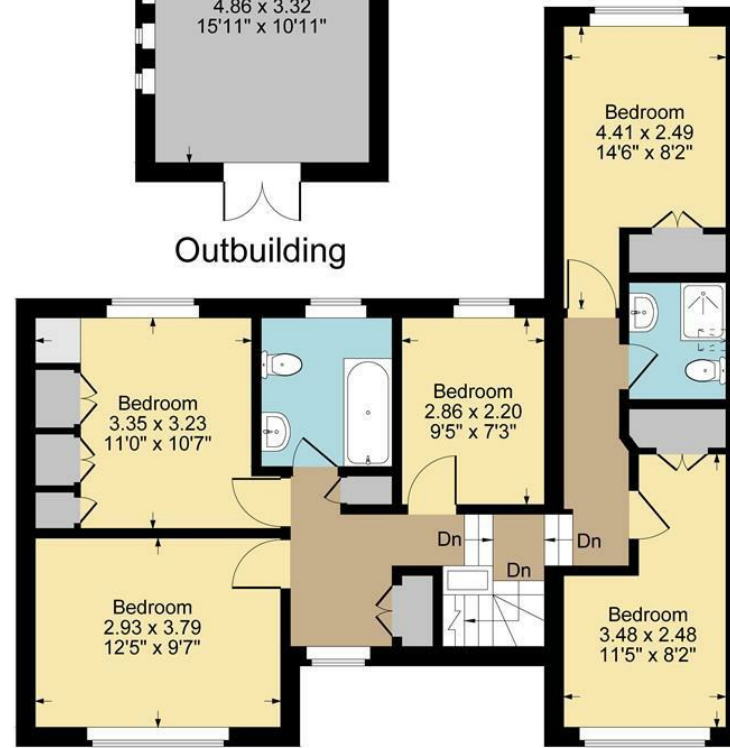
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



Outbuilding



First Floor



- Twice extended, renovated by current owners
- Large kitchen/family/dining area with bi-folding doors to garden
- Separate study/playroom
- Generous garden to rear
- Driveway allowing ample parking
- Ready to move into



Offers Over £575,000

A thoughtfully twice extended and renovated five bedroom detached turn-key family home offering versatile living accommodation throughout. With good access to both Stratford town centre and travel links out, this property offers a wonderful space for families and also boasts a good sized garden to the rear. With two reception rooms, plus a dining/kitchen/family area this property will make a fantastic home for a new family.

## ACCOMMODATION

### ENTRANCE HALL

with under stairs storage cupboard

### CLOAKROOM

with wc, wall mounted wash hand basin and built in floor to ceiling storage

### SITTING ROOM

with feature fireplace housing open fire with decorative surround and mantle over.

### KITCHEN/DINING/FAMILY ROOM

#### KITCHEN AREA

comprising matching wall, base and drawer units with butchers block work surface over and incorporating one and a half bowl sink and drainer, two integrated ovens, five ring gas hob, dishwasher, full height fridge, full height freezer and wine cooler.

#### FAMILY AREA

includes a Wiking log burner and bi-folding doors across the back of the home enjoying views over the garden.

### UTILITY ROOM

with fitted units including a corner pantry cupboard, space for washing machine and condenser dryer, work surface over incorporating sink and drainer, door to

### STORE

### STUDY/PLAYROOM

with bi-folding doors to garden.

### FIRST FLOOR LANDING

with loft access, ladder and light. Over stairs storage plus further storage cupboard.

### BEDROOM ONE

### BEDROOM TWO

with built in wardrobes and desk.

### BEDROOM THREE

with built in wardrobe.

### BEDROOM FOUR

### BEDROOM FIVE

### BATHROOM

a white suite comprising P shaped bath with shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.







### **SEPARATE WET ROOM**

comprising shower with rainfall shower head and additional hand held attachment, wc, wall mounted wash hand basin and wall mounted heated towel rail.

### **OUTSIDE**

To the rear is a paved patio running the width of the property with steps leading to lawn with flower bed borders, raised flower beds and decked seating area to the side, large timber shed. Enclosed by fencing and having gate to side access.

To the front is a pebble driveway allowing parking for four/five cars.

### **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:** 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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