

Peter Clarke



31 The Willows, Stratford-upon-Avon, Warwickshire, CV37 9QJ

- Four double bedrooms
- Detached
- Cul de sac location
- Walking distance of town
- Close proximity to Ofsted "Good" rated primary school
- Backing onto Shottery Playing Fields
- Potential for extension (STPP)
- Generous parking and tandem garage
- NO CHAIN



Offers Over £530,000

**NO CHAIN.** For sale for the first time in fifty six years, is this extremely well maintained four double bedroom detached family home backing onto Shottery Playing Fields, in a cul de sac location, and offering great potential for extension (STPP). Located within both walking distance of Stratford town centre and an Ofsted rated "Good" primary school, we believe this property would make an ideal family home.

**ACCOMMODATION**

Entrance hall. Cloakroom with wc, wash hand basin and useful storage space for coats and shoes. Sitting room with open fire with decorative surround and mantle over, large window to front allowing lots of natural light and overlooking front garden. Dining room with under stairs storage cupboard. Conservatory with double doors to garden. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, space for cooker, dishwasher and fridge freezer. Inner hall currently used as utility space housing washing machine, cupboard housing boiler, doors to front, garden and garage.

Landing with loft access, airing cupboard housing hot water tank. Main bedroom with built in wardrobes. Three further double bedrooms. Bathroom with four piece suite comprising bath, separate shower cubicle, wc and pedestal wash hand basin, wall mounted heated towel rail.

Outside to the rear is a paved patio leading to a mainly lawned garden enclosed by shrub and hedge borders, gated side access. To the front is a lawned foregarden, a tarmacadamed driveway allowing parking for three/four cars and a tandem garage with up and over door, power and light, pedestrian access from the garden.

**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.

**AGENTS NOTE;** The property is to be sold as seen with all existing fixtures and fittings.

**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.

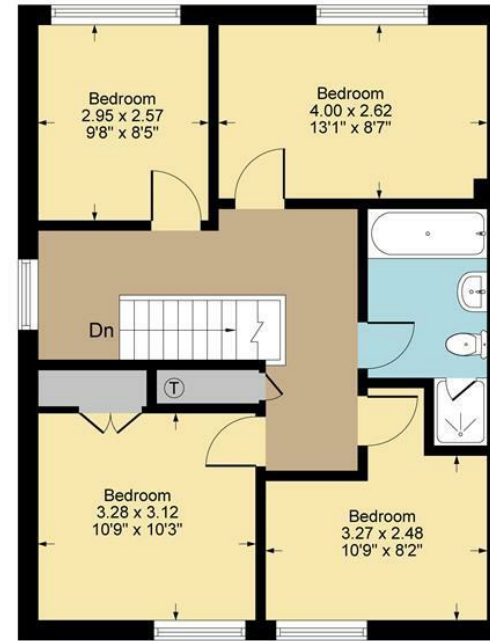
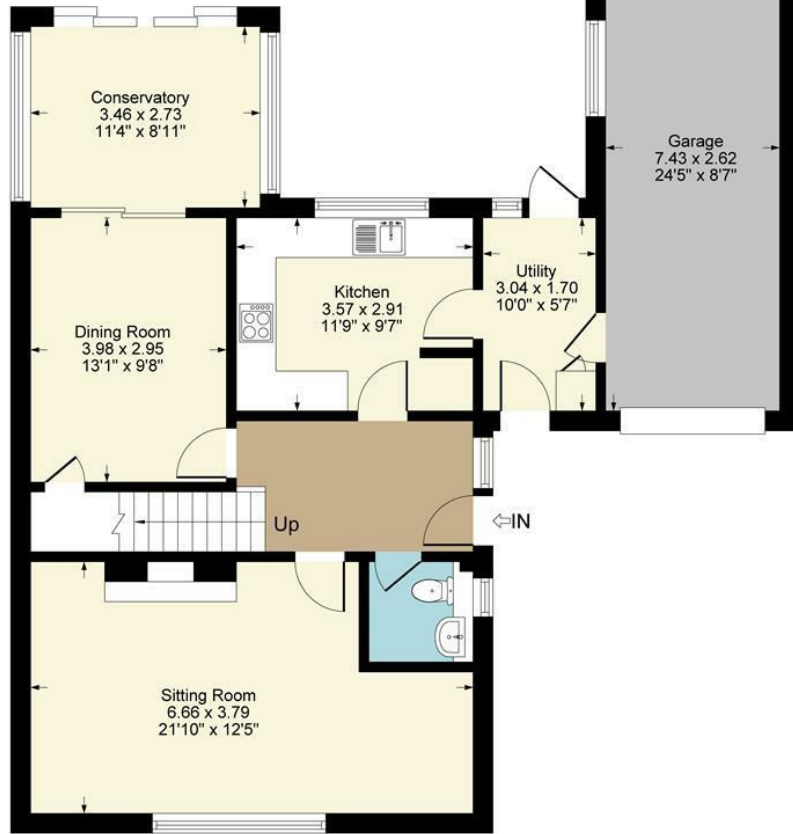
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. 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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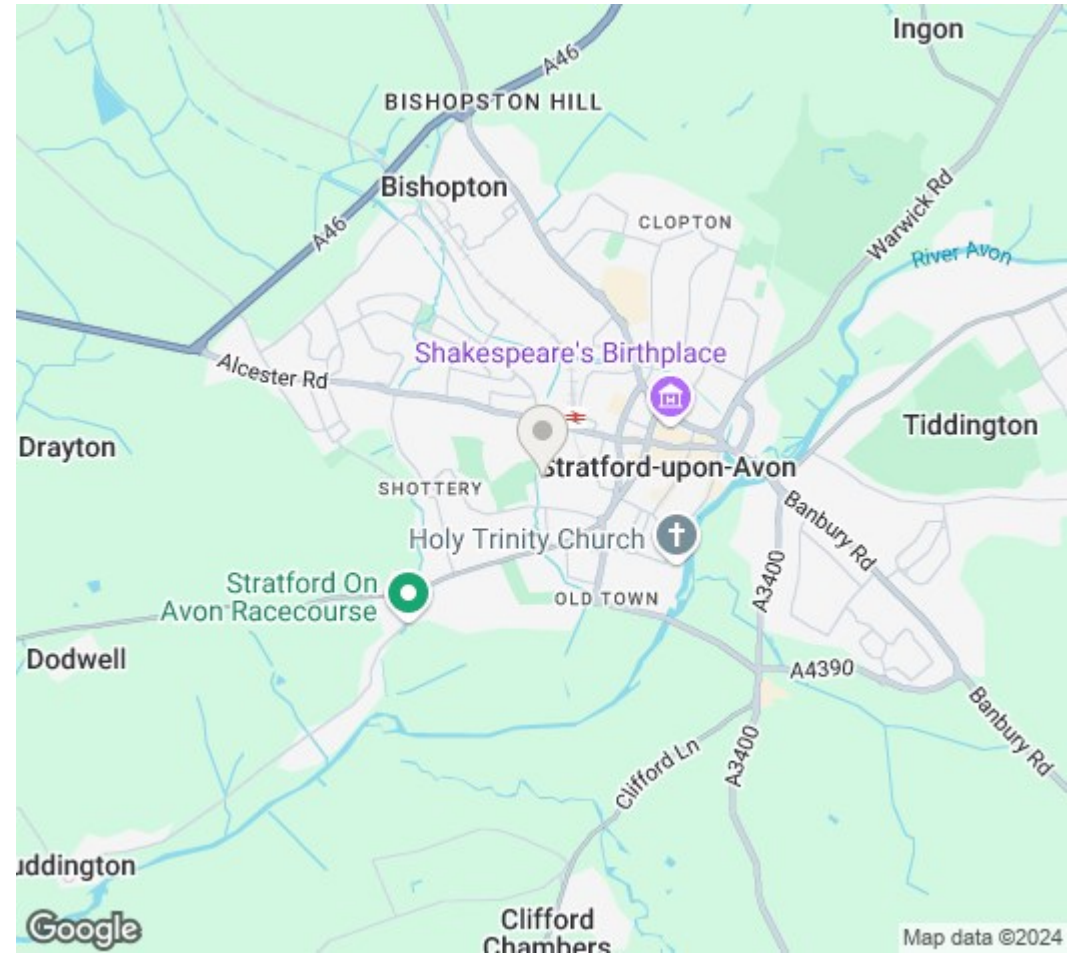
Ground Floor

First Floor

Approximate Gross Internal Area = 135.90 sq m / 1463 sq ft  
 Garage = 19.46 sq m / 209 sq ft  
 Total = 155.36 sq m / 1672 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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