

THE PROPERTY

Peter Clarke



41 Shottery Road, Stratford-upon-Avon, Warwickshire, CV37 9QB



- Walking distance to town centre
- Accommodation over four floors
- Cellar
- Three bedrooms and bathroom to first floor
- Main bedroom with en suite
- Large rear garden
- Refitted kitchen



Offers Over £450,000

Within walking distance of the town centre, an unusual opportunity to purchase a four bedroom Victorian terrace boasting accommodation across four floors, and offering versatile family living. With a cellar that offers further scope for improvement, this property must be viewed.

#### ACCOMMODATION

Sitting room with feature ornate fireplace housing gas fire with decorative surround and mantle over. Cellar with power and light, built in cupboards with work surface over. Dining room with log burner set into fireplace and opening to Kitchen with matching wall, base and drawer units with butchers block work surface and incorporating one and a half bowl sink and drainer, tap with inbuilt water filter, integrated oven, grill, four ring electric hob with overhead extractor, integrated dishwasher and space for fridge freezer, door to side. Utility area with space for washing machine, cupboard and work surface. Cloakroom with wc and wash hand basin. Conservatory with electric under floor heating and sliding doors to garden.

First floor landing with built in storage. Two bedrooms with built in storage. Bathroom with white suite comprising corner bath with inbuilt seat and shower over, wc with concealed cistern and useful storage, wash hand basin, wall mounted cupboard housing Worcester boiler.

Second floor bedroom with velux windows enjoying roof top views, useful eaves storage. En suite with shower cubicle, wc, wash hand basin and storage under.

Outside to the rear is a magnificent garden comprising lawn, paved area to centre with raised flower beds and further garden to rear, well stocked with plants, hedges and trees. Two sheds. Gated side access to passageway owned by this property but neighbours have right of way (please note there is no right of way over the garden). To the front there is a pedestrian gate and on road parking.

#### 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:** Please note the Smart radiator thermostats (2) will be replaced with normal (non-smart) thermostatic valves.

**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 D.

**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.



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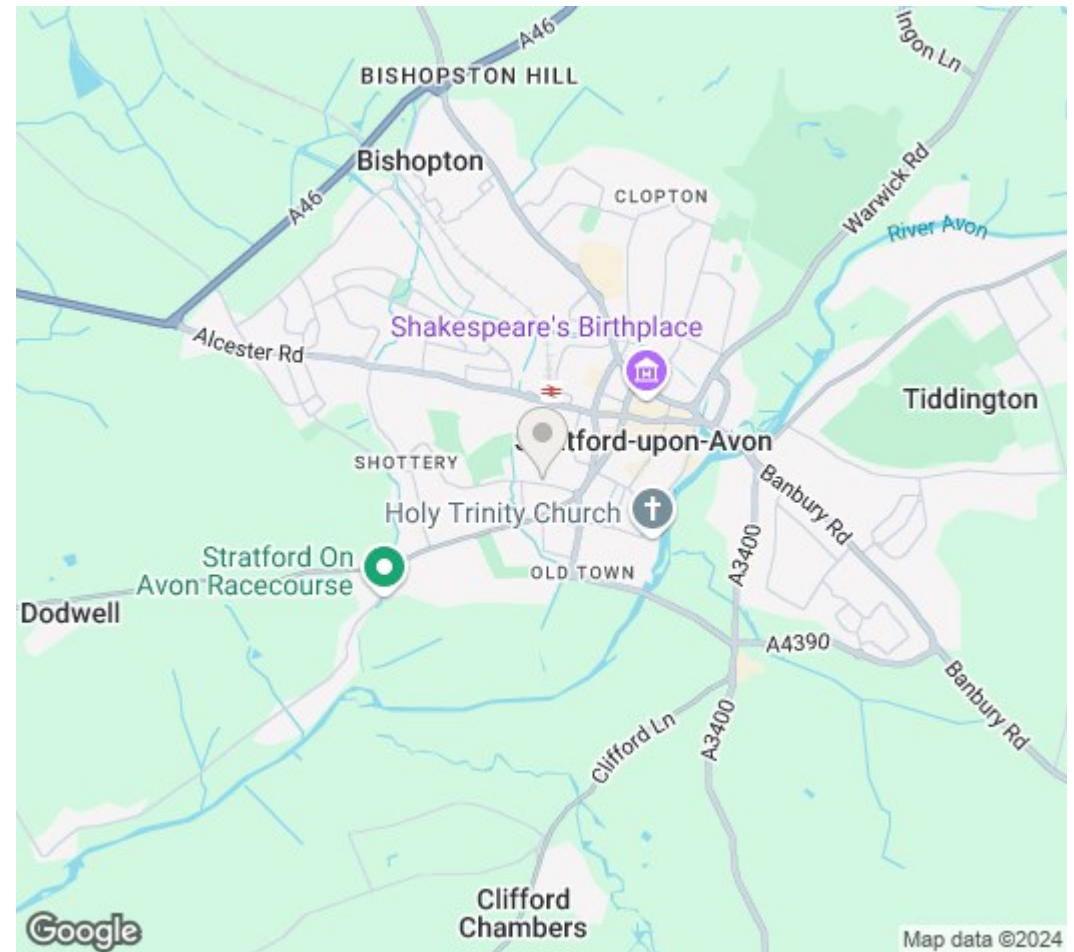


Approximate Gross Internal Area = 152.51 sq m / 1642 sq ft

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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serving South Warwickshire & North Cotswolds

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