

Peter Clarke



6 Church Lane, Shotton, Stratford-upon-Avon, CV37 9HQ



- No chain
- Potential to extend (subject to planning)
- Driveway, gardens and view to rear
- Sitting/Dining Room and Kitchen
- Garden with view
- Brick built outbuildings



£385,000

NO CHAIN. A superb opportunity to purchase this two double bedroom end of terrace house with character features and high ceilings. Located in Shotton with further benefits including, a driveway with parking for several vehicles, generous garden, outbuilding and a delightful view to rear.

#### ACCOMMODATION

Entrance Hall opens into Sitting Room with gas fireplace. Kitchen with window to rear and door to side, range of matching wall and base units with work surface over incorporating stainless steel sink with drainer, and four ring gas hob with extractor fan hood over, integrated oven, space for appliances. Larder cupboard with window to side housing combination boiler and shelving, laminate flooring throughout. Landing with linen cupboard. Bedroom with window to rear and overstairs wardrobe. Bedroom with window to front. Bathroom with window to side, bath with electric shower over, pedestal wash hand basin, WC, laminate flooring.

Outside to front is a stone chipping driveway with parking for several vehicles, with paved pathway leading to a gate opening to the side garden with planted beds, paved pathways, partly laid to lawn, brick outbuilding with two storage cupboards, one housing the gardener's toilet. To the rear is a two tiered garden with paved pathways, patio, largely laid to lawn, planted beds, mature shrubs and trees, picket fence boundaries.

#### 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 gas, water, electricity and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

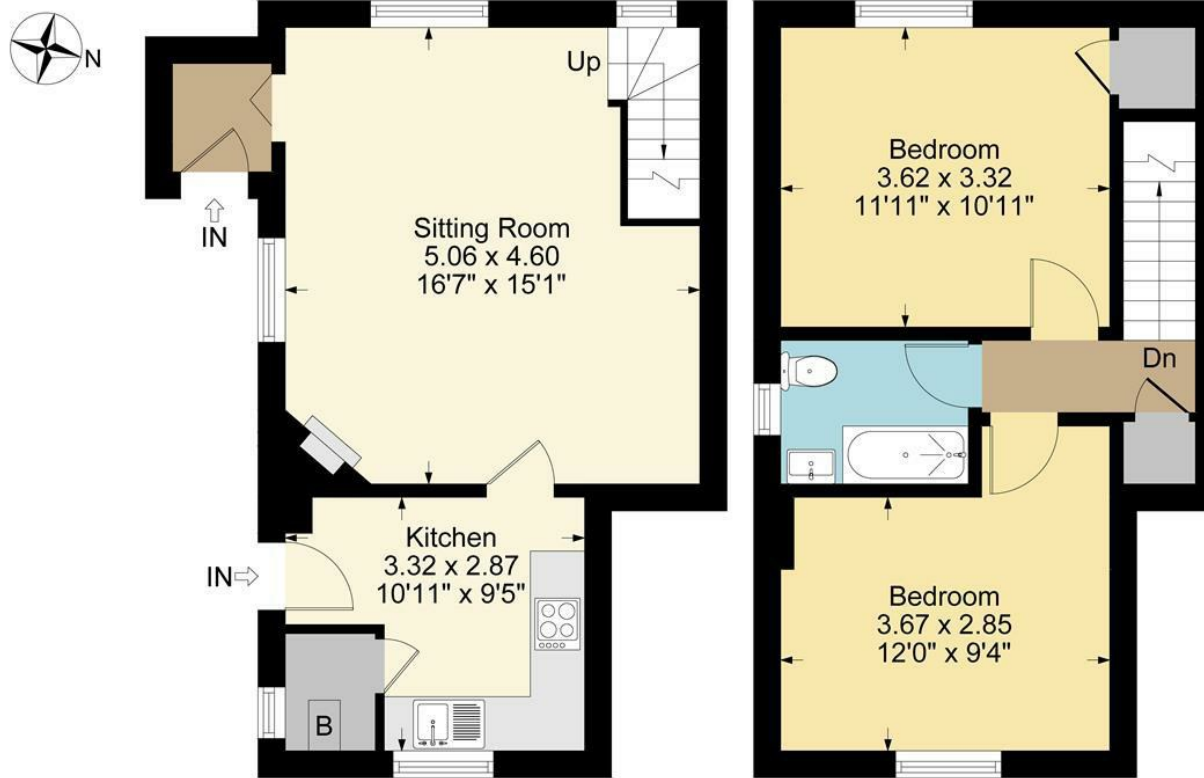
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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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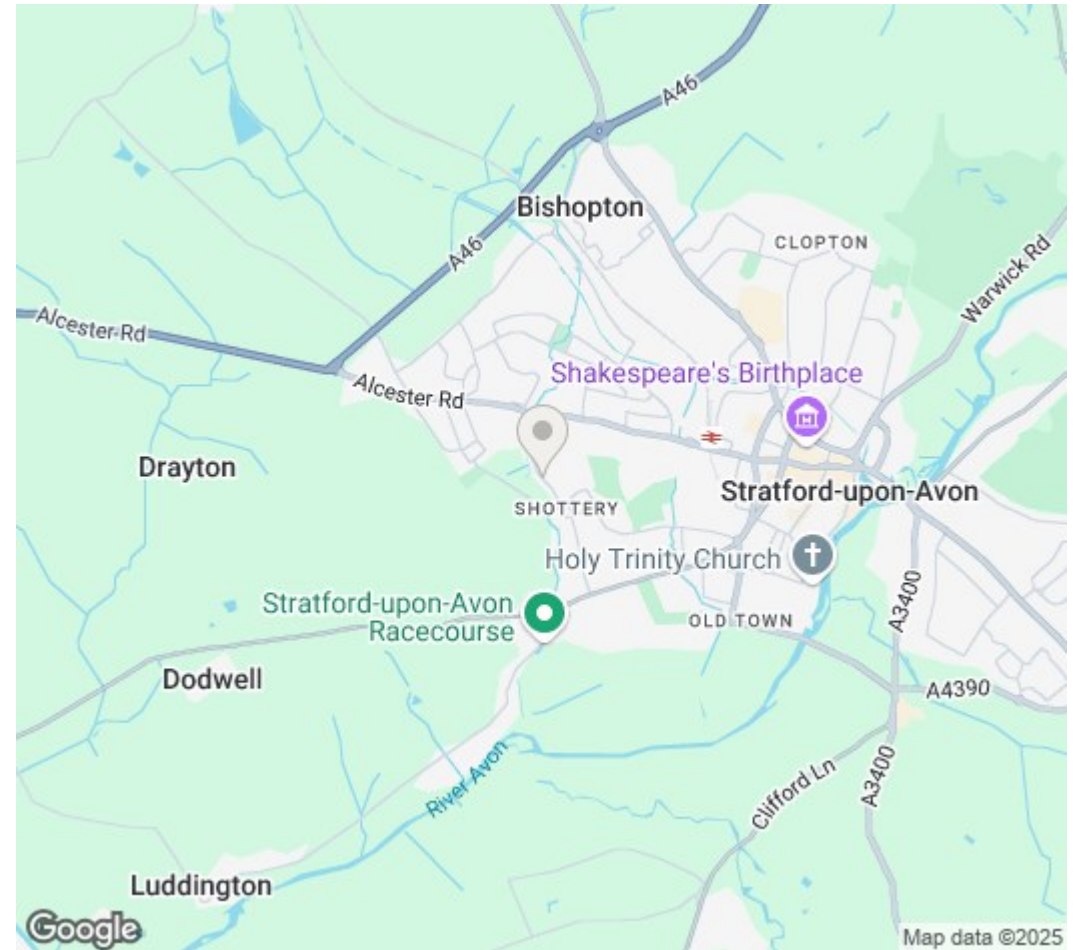
Ground Floor

First Floor

Approximate Gross Internal Area = 68.68 sq m / 739 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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