



Peter Clarke

Peter Clarke
FOR SALE
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Primrose Cottage, 22 Back Lane, Lower Quinton, Stratford-upon-Avon, CV37 8SF

- Non estate location in the old part of the village
- Beautifully presented accommodation
- View of church spire to rear
- Sitting room with stove
- Refitted kitchen
- Dining room and conservatory
- Four bedrooms
- Two en suite shower rooms and family bathroom
- Pretty garden, off road parking and garage



Asking Price £459,950

A beautifully presented four bedroom semi detached modern property built to a character style in a non estate position in the old part of the village. Hall, cloakroom, sitting room with stove, refitted kitchen, separate dining room, conservatory, four good bedrooms, two en suite, family bathroom. Off road parking, garage, pretty rear gardens with views towards the church spire.

ACCOMMODATION

Entrance hall with Karndean floor, under stairs storage cupboard. Cloakroom with wc, wash basin, tiled splashbacks, Karndean floor. Sitting room with sliding door to conservatory, multi fuel stove with brick chimney breast and slate hearth. Conservatory with double glazed windows, dwarf wall, french doors to garden, tiled floor, underfloor heating and a warm roof system. Dining room. Kitchen with ceramic one and a half bowl single drainer sink unit with monbloc mixer taps over and cupboards beneath, fitted with a further range of matching shaker style units providing cupboards, working surfaces, storage space and drawers. Four ring Neff halogen hob with stainless steel filter hood over, mosaic tiled splashbacks, pan drawers, glass fronted display cabinets, built in oven and grill, built in fridge/freezer, built in dishwasher and washing machine, under unit lighting, Karndean floor.

Landing access to part boarded roof space with light and ladder. Airing cupboard. Bedroom 1 with doors to wardrobes. En suite with large shower cubicle, wc and washbasin, tiled splashbacks, wood effect floor. Bedroom 2 with two double door to wardrobes. En suite with wc, wash basin and shower cubicle, tiled splashbacks, wood effect floor. Bedroom 3 with double doors to wardrobe. Bedroom 4. Large family bathroom with wc, wash basin and bath, tiled splashbacks, wood effect floor.

Outside to the front is a path to front door, stone gravelled borders with planting, block paved off road parking space leading to Garage with up and over doors to front and rear, power and light. Rear garden with two patio areas, remainder of the garden is lawned with planted borders. The garden is enclosed by wood fencing to sides and brick wall to rear with view of church spire, screened oil tank. Southerly aspect.

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 electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired 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 E.

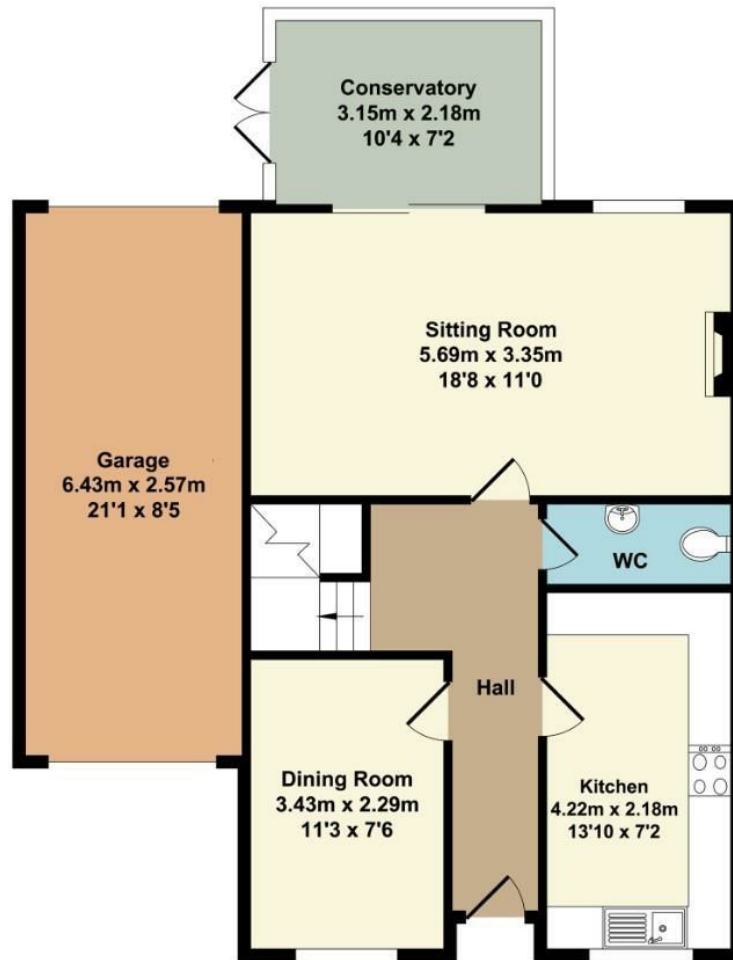
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

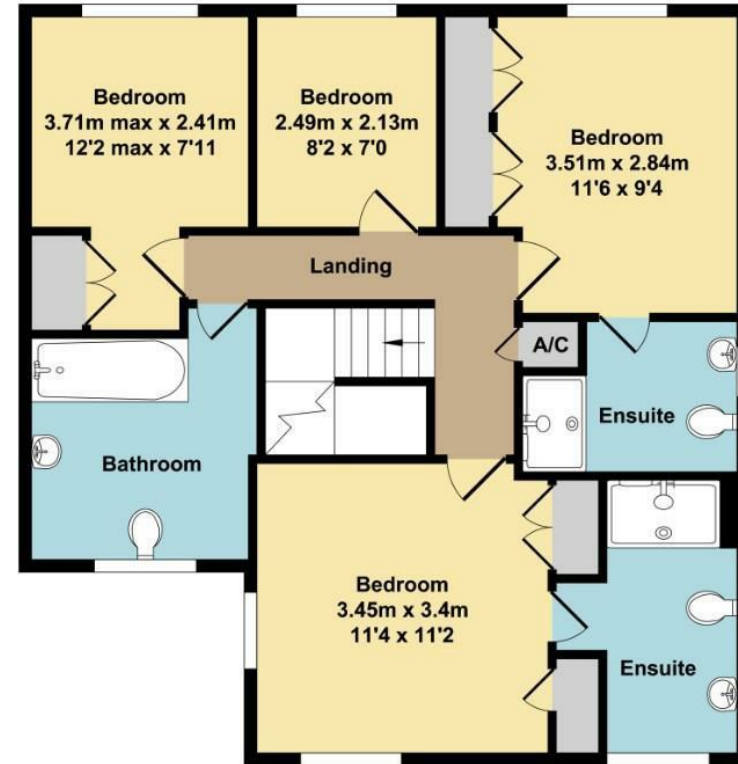


22 Back Lane, Lower Quinton, CV37 8SF
Total Approx. Floor Area 140.19 Sq.M. (1509 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 73.41 Sq.M.
(790 Sq.Ft.)



1st Floor
Approx. Floor
Area 66.78 Sq.M.
(719 Sq.Ft.)





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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