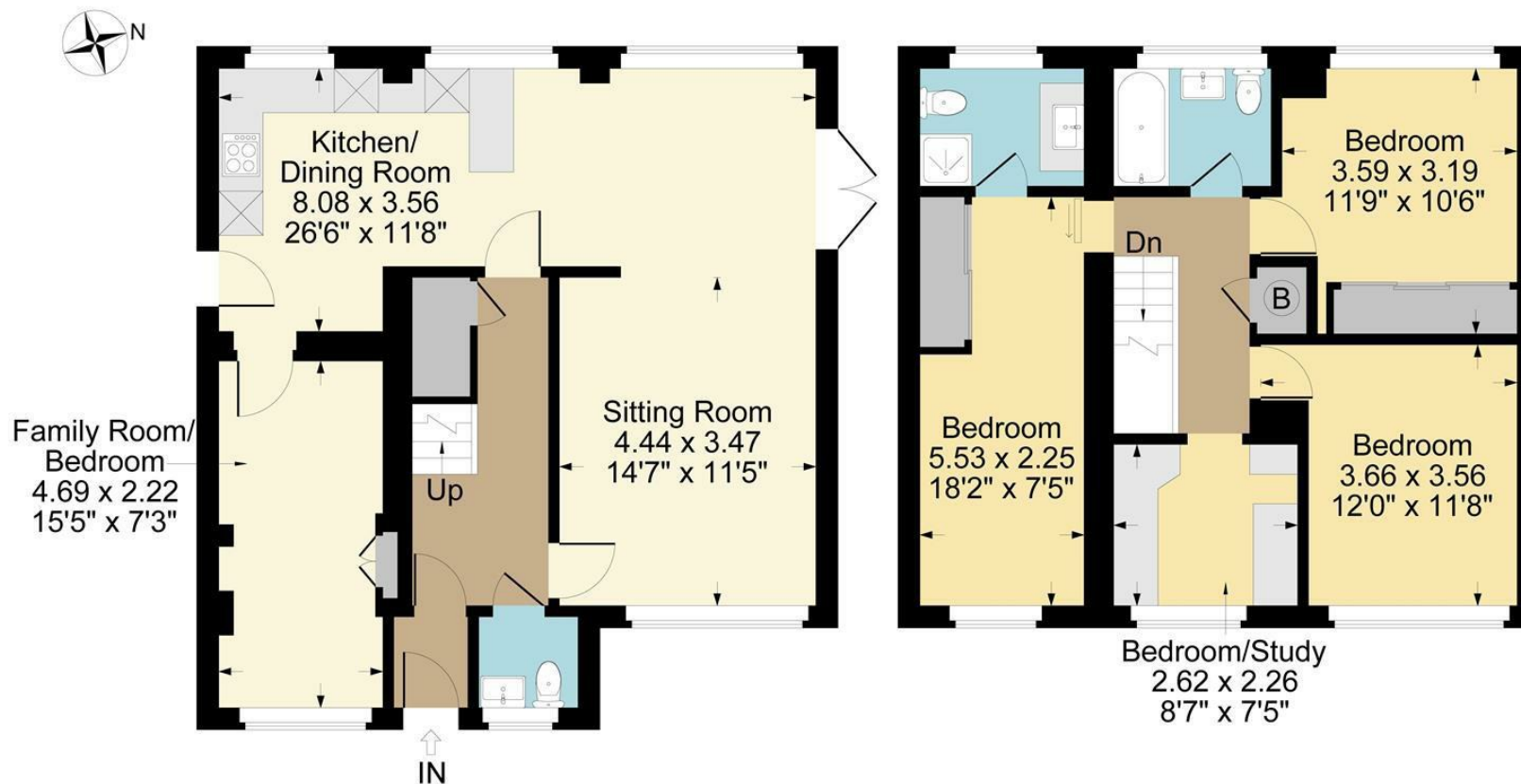


Peter Clarke



3 Birchfield Road, Stratford-upon-Avon, CV37 6TH



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 65.44 sq m / 704 sq ft
 First Floor = 58.74 sq m / 632 sq ft
 Total Area = 124.18 sq m / 1336 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Enviaible quiet position close to Welcombe Hills
- Upgraded and refurbished
- Hall and cloakroom
- Open plan sitting/dining/kitchen
- Study/reception room
- Four bedrooms, bathroom and en suite
- Parking, gardens to rear and side
- NO CHAIN



£550,000

Situated in an excellent position close to Welcombe Hills in a quiet location, is this extended, four bedroom detached property providing upgraded and refurbished accommodation. Open plan sitting/dining/kitchen, hall and cloakroom, study/reception room, four bedrooms, bathroom and en suite. Parking and gardens to rear and side. NO CHAIN.

ACCOMMODATION

Front door leads to porch with door to

ENTRANCE HALL

with wood effect floor.

CLOAKROOM

with wc, wash basin and wood effect floor. Under stairs storage cupboard.

SITTING AREA

opening to

DINING ROOM

with French doors to side and wood effect floor. Opening to

KITCHEN

with range of cupboards and work surfaces including sink, pan drawers, four ring electric hob with built in oven and grill below and microwave, built in dishwasher, space and plumbing for washing machine, downlighters, breakfast bar, built in fridge freezer.

STUDY/RECEPTION ROOM

with wood effect floor.

FIRST FLOOR LANDING

airing cupboard with Worcester gas heating boiler.

BEDROOM ONE

with downlighters.

EN SUITE

with wc, wash basin with drawers below, shower cubicle, tiled splashbacks, rainfall shower head, heated towel rail, tiled floor.

BEDROOM TWO

with wood effect floor.

BEDROOM THREE

BEDROOM FOUR

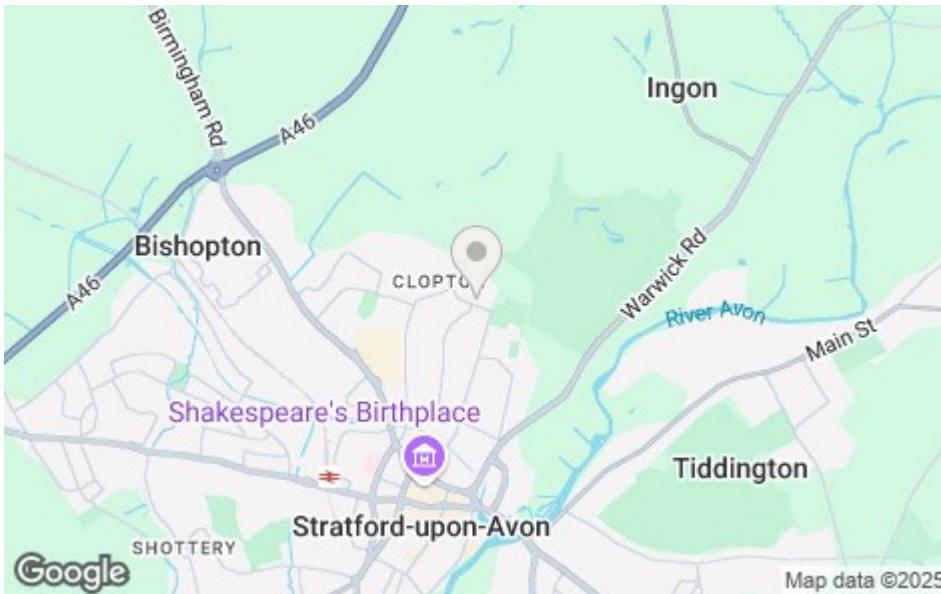
with two handmade fitted desks with woodblock surface, drawers, fitted shelves and bookshelf.

BATHROOM

with wc, wash basin with drawers below, and bath with shower screen and shower over, tiled splashbacks, chrome heated towel rail.







OUTSIDE

There is tarmacadamed parking to the front. Lawned garden with planted borders, gated access to side leading to the

REAR AND SIDE GARDEN

lawned with planted borders, garden shed and enclosed by wood fencing.

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 an drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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: 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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serving South Warwickshire & North Cotswolds

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