

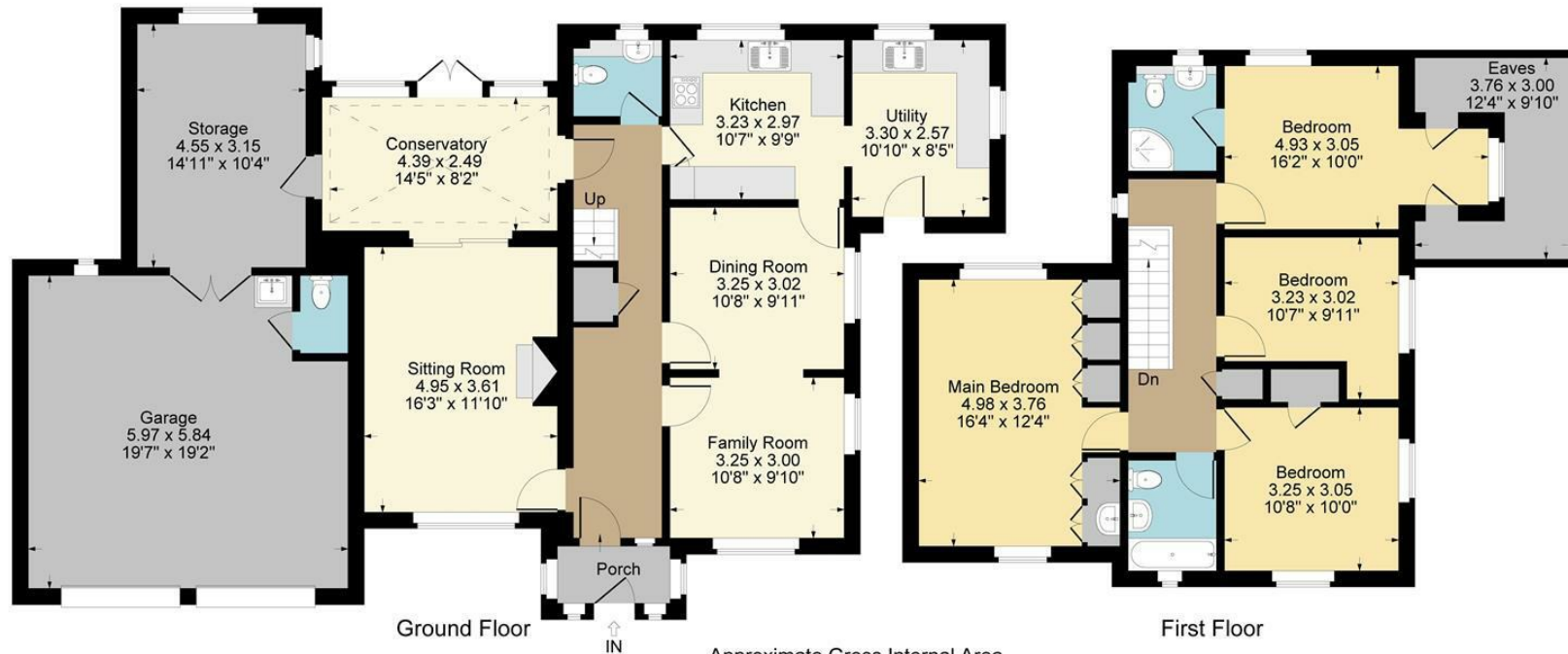
Peter Clarke



The Pines, Billesley Road, Wilmcote, Stratford-upon-Avon, CV37 9XB



# The Pines, Wilmcote



Approximate Gross Internal Area  
 Ground Floor = 105.82 sq m / 1139 sq ft  
 First Floor = 69.48 sq m / 748 sq ft  
 Garage = 34.87 sq m / 375 sq ft  
 Total Area = 210.17 sq m / 2262 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Edge of village location
- Approx 0.22 acre plot
- Approx 2,262 sq.ft. inc garage
- Fields to front and pleasant outlook to rear
- Mature, attractive gardens
- Three reception rooms, kitchen, utility, conservatory
- Four bedrooms, two bathrooms
- Double garage and large drive
- NO CHAIN



Offers Over £650,000

XXXX BEST AND FINAL OFFERS TO BE RECEIVED IN WRITING BY 12 NOON WEDNESDAY 30TH APRIL XXXX  
 Situated on the edge of the village with fields to the front and pleasant outlook to the back, is this extended four bedroom detached property providing approx. 2,267 sq. ft. inc garage, on a mature, attractive plot of approx. 0.22 acre. With three reception areas, four bedrooms, two bathrooms, large double garage. NO CHAIN.

### ACCOMMODATION

Door to

### PORCH

with front door to

### ENTRANCE HALL

with under stairs storage cupboard.

### CLOAKROOM

with wc and wash basin.

### SITTING ROOM

with fireplace, sliding door to conservatory with French doors to garden.

### SNUG

### DINING ROOM

### KITCHEN

with range of cupboards, work surface with sink, four ring electric hob with built in oven and grill, space and plumbing for dishwasher, space for fridge.

### UTILITY ROOM

with range of cupboards and work surface, sink, space for fridge freezer, space and plumbing for washing machine.

### FIRST FLOOR LANDING

with two accesses to roof space, airing cupboard.

### BEDROOM ONE

with under eaves storage.

### EN SUITE

with wc, wash basin and shower cubicle, downlighters.

### BEDROOM TWO

with fitted wardrobes, vanity unit with wash basin, and views to front.

### BEDROOM THREE

with dual aspect, views to front, built in wardrobe.

### BEDROOM FOUR

### BATHROOM

with wc, wash basin and bath with shower over, ladder towel rail.

### OUTSIDE

there is double gated entrance to large stone gravelled driveway, attractive front garden with













mature evergreen, shrub and perennial planted borders with circular gravelled path, twisted hazel and a variety of attractive plants. Gated access to both sides leading to the

### **REAR GARDEN**

with patio, lawn, attractive evergreen, shrub and perennial planted borders, greenhouse, garden shed, wood store to side.

### **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 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 G.

**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.





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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