

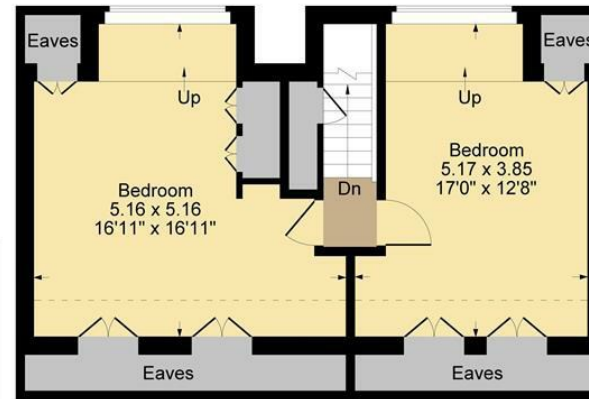
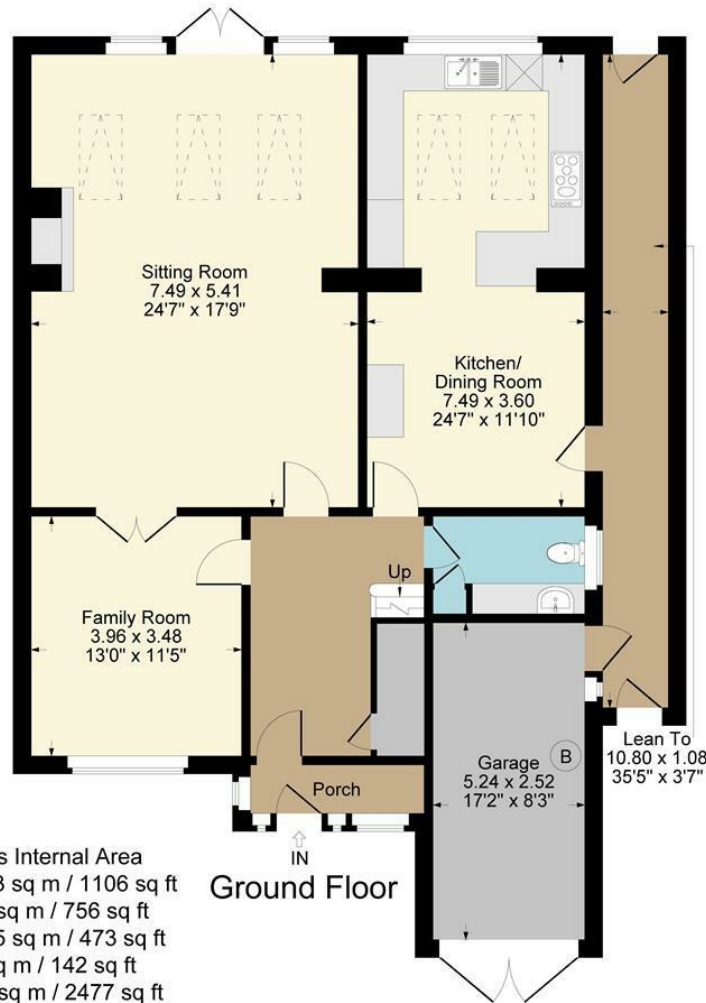
Peter Clarke



31 Shelley Road, Stratford-upon-Avon, CV37 7JS



# 31 Shelley Road, Stratford upon Avon



Approximate Gross Internal Area  
 Ground Floor = 102.73 sq m / 1106 sq ft  
 First Floor = 70.25 sq m / 756 sq ft  
 Second Floor = 43.95 sq m / 473 sq ft  
 Garage = 13.15 sq m / 142 sq ft  
 Total Area = 230.08 sq m / 2477 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Sought after location south of the river
- Walking distance to town centre
- Extended accommodation of approx 2,477 sq.ft. (inc garage)
- Outstanding living/entertaining space with part vaulted ceiling
- Second sitting room
- Kitchen/dining room with part vaulted ceiling, and utility/cloakroom
- Three first floor bedrooms, bathroom and en suite
- Two second floor bedrooms
- Parking and garage
- Attractive gardens



Guide Price £695,000

Situated in an enviable position within walking distance of the town centre, south of the river, is this substantial, extended five bedroom detached residence providing approx 2,477 sq.ft. (inc garage) with outstanding, large living entertaining space, second sitting room, kitchen/dining room, utility, five bedrooms, two bathrooms, parking, garage and attractive gardens adjoining a school to the rear.

## ACCOMMODATION

Door to porch with front door to

## ENTRANCE HALL

under stairs storage cupboard, engineered oak floor.

## SUPERB LARGE LIVING/ENTERTAINING SPACE

with French doors to garden, part vaulted ceiling with three roof windows, fireplace, space for gas stove. Double doors to

## SECOND SITTING ROOM

with engineered oak floor.

## KITCHEN/DINING ROOM

with part vaulted ceiling, two roof windows, range of cupboards and work surfaces, sink, range oven, space and plumbing for dishwasher, space for fridge freezer, breakfast bar, tiled floor with under floor heating.

## UTILITY/CLOAKROOM

with wc and wash basin, fitted cupboards, space and plumbing for washing machine and dryer.

## FIRST FLOOR LANDING

with airing cupboard.

## BEDROOM ONE

## EN SUITE

with wc, wash basin and shower cubicle, chrome heated towel rail.

## BEDROOM TWO

## BEDROOM THREE

## BATHROOM

with wash basin, bath with shower attachment, separate shower cubicle, tiled splashbacks, exposed wood floor.

## CLOAKROOM

with wc.

## SECOND FLOOR LANDING

## BEDROOM FOUR

with under eaves storage, fitted wardrobes.

## BEDROOM FIVE

with under eaves storage.

## OUTSIDE

There is a brick paved drive, lawned area with mature tree, covered side passage with doors to front and rear.













## REAR GARDEN

With raised decked area, lawn, garden shed, mature apple tree and planted borders, space for summer house. Agents Note: the summer house will be removed.

## 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. Under floor heating to kitchen/dining room.

**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:** 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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