

Peter Clarke



23 Stileman Close, Lower Quinton, Stratford-upon-Avon, CV37 8SR

- Cul de sac location
- On the edge of Lower Quinton
- Walking distance of local shop
- Two double bedrooms
- Allocated parking for two cars
- Rear garden



£198,000

Tucked away at the end of a cul de sac in the increasingly popular village of Lower Quinton, is this two double bedroom end terrace ex-army house, with sitting room, kitchen, bathroom and the added benefit of two allocated parking spaces.

ACCOMMODATION

Sitting room with fitted log burner set into brick chimney breast. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, cooker with overhead extractor, under counter fridge and freezer. Utility space at the end of the kitchen incorporates an under counter washing machine and door to garden.

Landing. Main bedroom with built in wardrobe and loft access. Bedroom Two. Bathroom with a pale suite comprising bath, wc and pedestal wash hand basin.

Outside to the rear is a garden with shared and pedestrian pathway, leading to a rear gate which in turn leads to a pedestrian walk way to the two allocated parking spaces. Garden to front.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a maintenance charge of £TBC. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric 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.

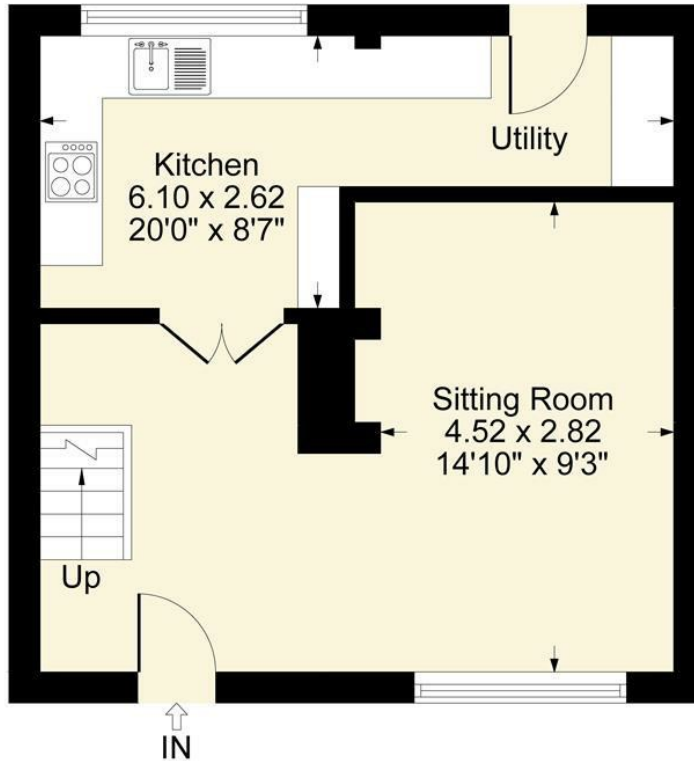
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

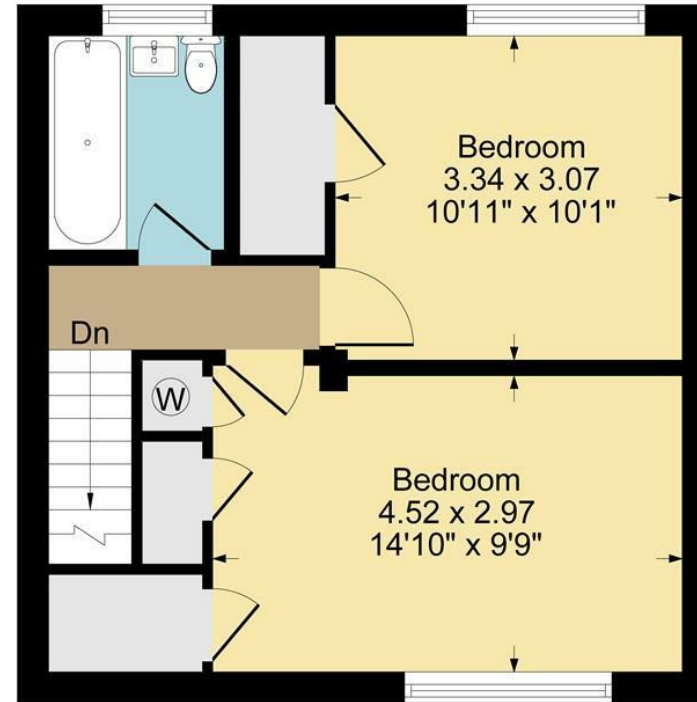
VIEWING: By Prior Appointment with the selling agent.



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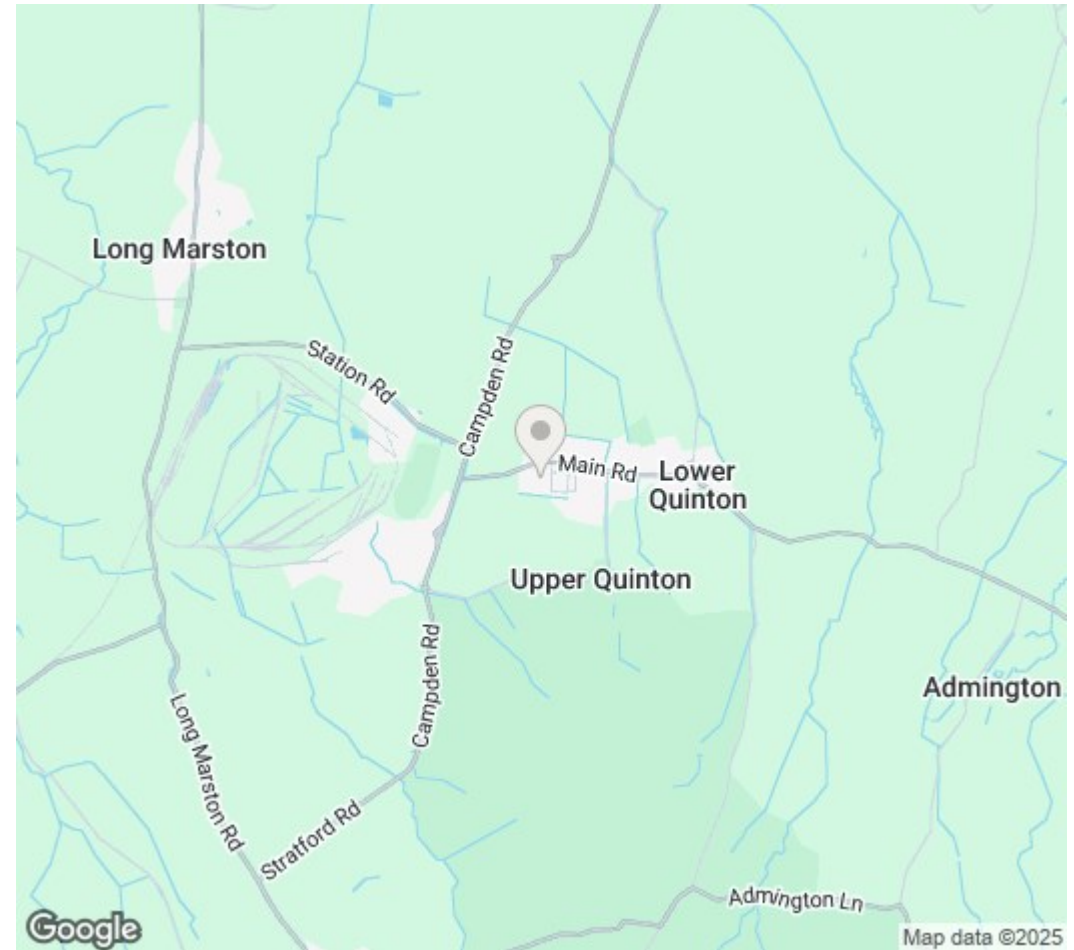
Ground Floor



First Floor

Approximate Gross Internal Area = 74.66 sq m / 804 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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