



Peter Clarke

11 Shelbourne Road, Stratford-upon-Avon, Warwickshire, CV37 9JR

- Extended dining kitchen
- Master bedroom with dressing area
- Downstairs cloakroom, family bathroom and ensuite
- Large garden to rear
- Generous parking to front
- Partially converted garage
- Conveniently located north of the river
- Good access to Stratford Parkway, M40 and the Maybird Centre



£415,000

Conveniently located on the North side of Stratford upon Avon, this semi detached home, benefits from an extended kitchen diner, lounge, four bedrooms, master with dressing area and en-suite, family bathroom and a large garden to the rear, making it in our opinion, an ideal family home.

ACCOMMODATION

Entrance Hall. Sitting room being dual aspect with double doors on to garden. Extended kitchen/diner with matching wall, base and drawer units with work surface over and incorporating four ring gas hob with overhead extractor, integrated oven, dishwasher and fridge freezer, double doors to garden, Velux skylights. Inner hall gives access to understairs storage plumbing for washing machine, internal door to garage and door to downstairs cloakroom fitted with wc, wash hand basin and heated towel rail. Split level landing with loft access. Main bedroom with step up to dressing area, en suite with shower, wc and wash hand basin vanity unit, wall mounted heated towel rail. Three further bedrooms, one of which has a stud wall partially separating the room, which the current owner is happy to remove if required. Family bathroom comprising bath with shower over, wc and pedestal wash hand basin and wall mounted heated towel rail.

Outside to the rear is a decked area in turn leading to a lawned garden enclosed by hedge and fence borders, garden shed. To the front is a driveway allowing ample parking.

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 gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas 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 D.

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

AGENTS DECLARATION: In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective tenants aware that the property is owned by an employee of this firm. If any further information is required, please do not hesitate to contact the Agent's Office. We also recommend independent advice is sought if required.

VIEWING: By Prior Appointment with the selling agent.



11 Shelbourne Rd



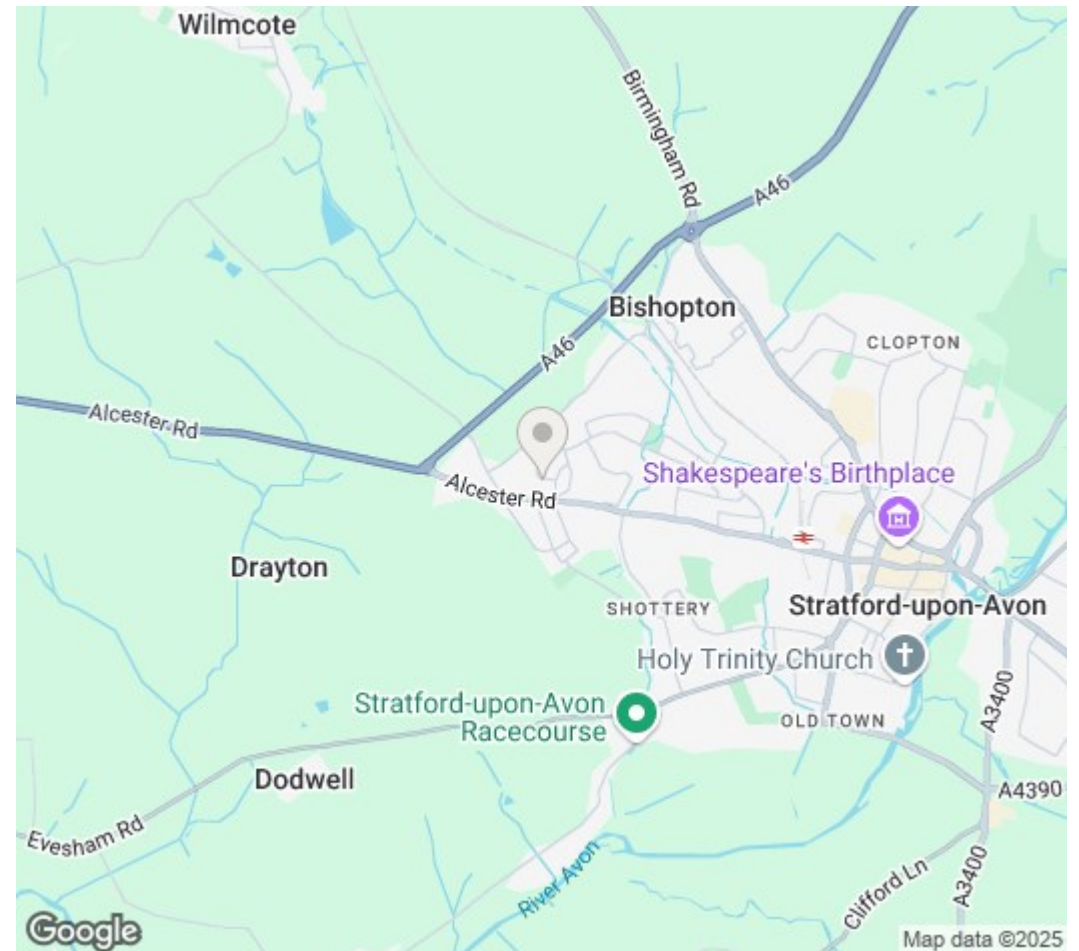
Ground Floor

First Floor

Approximate Gross Internal Area = 140.22 sq m / 1509 sq ft
(Including Garage)

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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serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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