

Peter Clarke



22 Broadmeadow Lane, Stratford-Upon-Avon, CV37 9FD

£440,000

A very well presented four bedroom detached Bryant Home offered with NO ONWARD CHAIN situated on a quiet close with off road parking, long garage with roller doors, and a generous south facing landscaped garden to rear. Accommodation comprises cloakroom, two reception rooms, stylish kitchen/breakfast room, utility area, main bedroom with en suite, three further bedrooms and a bathroom. The property has huge potential to be extended and enlarged (STPP).



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION A storm canopy porch opens into

ENTRANCE HALL with understairs storage cupboard and tiled flooring.

CLOAKROOM with opaque window to front, wash hand basin and wc within fitted unit, wall mounted coat hooks and Karndean flooring.

SITTING ROOM with bay window to front, feature gas fireplace with wooden mantle, decorative surround and hearth. Double doors to

DINING ROOM with double doors to rear.

KITCHEN/BREAKFAST ROOM with range of matching wall and base units with soft close drawers and doors, working surface over incorporating deep sink with drainer and Neff glass four ring gas hob with retractable extractor fan hood over, glass splashback, integrated appliances including double oven and dishwasher, breakfast bar with low level cupboards. Door to integral garage.

INTEGRAL GARAGE over 30ft long, with electric roller doors, door to rear.

UTILITY AREA at the rear of the garage, with Belfast sink, wall and base units with working surface over and space for washing machine and tumble dryer below, tiled flooring.

FIRST FLOOR LANDING with opaque window to side, airing cupboard housing combination boiler with slatted shelving and internal radiator.

MAIN BEDROOM with bay window to front, range of fitted wardrobes, high level cupboards and drawers, engineered oak flooring.



EN SUITE SHOWER ROOM with opaque window to side, shower cubicle, wash hand basin in vanity unit, wc, chrome heated towel rail and ceramic tiled floor.

BEDROOM with window to rear, fitted wardrobe with sliding doors.

BEDROOM with window to rear, currently used as a study.

BEDROOM with window to front with over-stairs fitted wardrobe.

BATHROOM with loft hatch with ladder leading to boarded loft with light. Opaque window to side with shower over, wash hand basin and wc in fitted unit, wall mounted sensor mirror with feature lighting, tiled walls, Karndean flooring, chrome heated towel rail.

OUTSIDE To the **FRONT** is a brick paved driveway which leads to the garage. Partly laid to lawn with planted beds, stone chipping beds, gate to side and paved pathway to rear.

SOUTH FACING REAR GARDEN mainly laid to lawn with planted borders, mature shrubs and trees, large sandstone paved patio, outside tap and light. Panelled fence boundaries.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

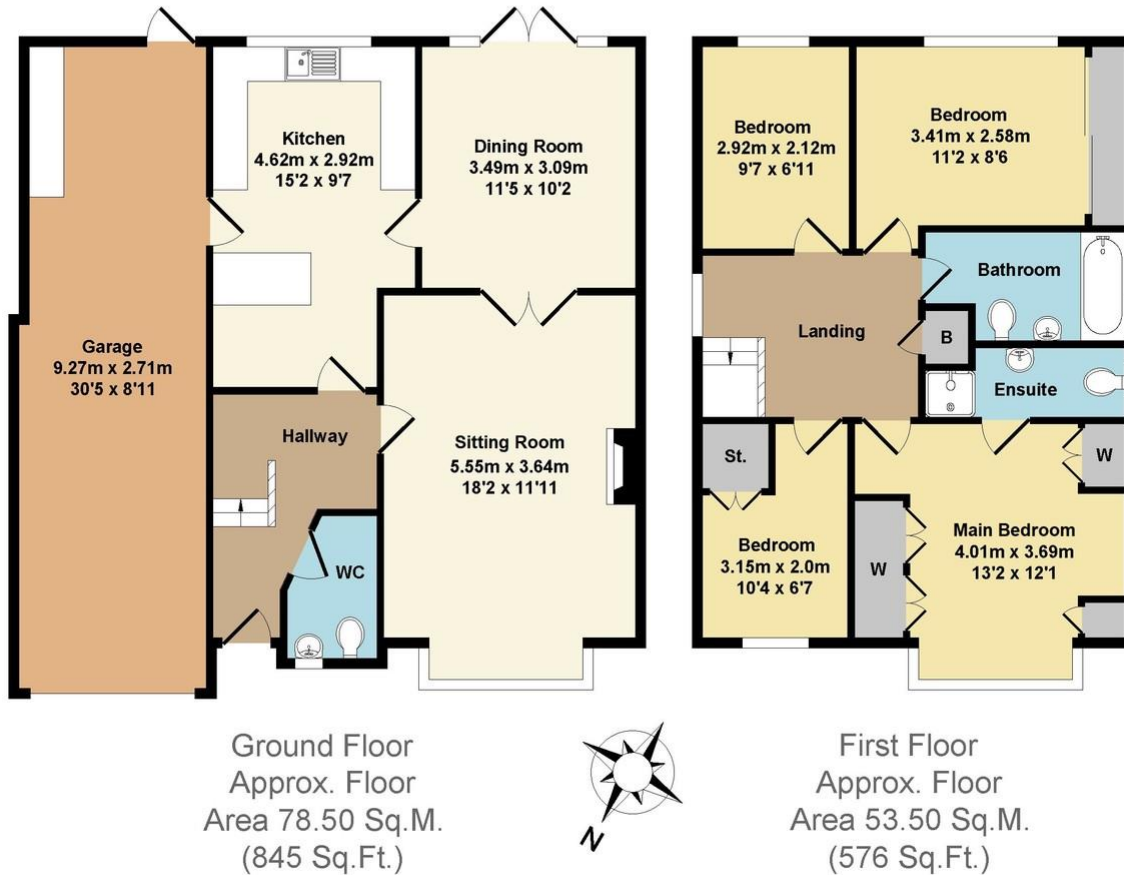
SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.



Broadmeadow Lane, Stratford upon Avon

Total Approx. Floor Area 132.0 Sq.M. (1421 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford town centre north via the A422 Alcester Road, going past the college and school. Continue until you reach the crossroads with the traffic lights and turn right onto Mount Crescent. Follow the road until the T junction and bear left. Follow Glebe Road to the T junction with Bishopton Lane and bear right. Continue and take the first right hand road onto Partridge Road. Continue straight on to Broadmeadow Lane where the property will be found on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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