

# Peter Clarke

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104 Shottery Road

Stratford upon Avon



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## Stratford upon Avon CV37 9QB

A substantially extended four bedroom semi-detached traditional style property situated within close walking distance of the town centre. Thoughtfully altered to provide an outstanding kitchen/family room with bi-fold doors to garden, two further reception rooms, utility and cloaks. Four bedrooms, master with Juliet balcony and en suite, ample parking, stores, and very attractive private mature gardens with southerly aspect.

- Substantially extended
- Beautifully presented
- Outstanding kitchen/family room
- Two further reception rooms
- Attractive rear garden with southerly aspect

Guide Price £675,000

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**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 6 miles distance of 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.

**SHOTTERY ROAD** consists of a range of properties from terraced properties to large detached residences. This particular property is believed to have been built approximately ninety years ago.

**ACCOMMODATION** A front door leads to

**ENTRANCE HALL** with tiled floor, underfloor heating, stairs to first floor.

**UTILITY ROOM** with single bowl, single drainer sink unit with taps over and cupboards beneath. Further cupboards and work surface with upturn, space and plumbing for washing machine, built in full height freezer, tiled floor, roof window, downlighters, tiled floor with under floor heating.

**SHOWER ROOM** with wc, wash basin and large shower cubicle with shower attachment, glass screen, tiled splashbacks, tiled floor with underfloor heating, roof window, downlighters.

**RECEPTION ROOM** with bay window to front, window shutters, electric fire.

**OUTSTANDING OPEN PLAN KITCHEN/FAMILY ROOM** with two sets of bi-folding, full width doors, with integrated blinds, to rear garden, Neff five burner gas hob with Neff extractor fan over and double induction hob. Fitted with a further range of light and dark grey units providing cupboards, white quartz work surfaces, storage space and drawers. Full height fridge, Neff double oven, second single oven with warming drawer, central island with one and a half bowl quartz drainer sink unit with taps over and cupboards beneath. Further cupboards and white quartz work surfaces. Large breakfast bar, built in dishwasher, wine rack, downlighters, two roof windows, tiled floor with underfloor heating. Understairs storage cupboard and quality double glass doors leading to

**SNUG** with wood burning stove.

**FIRST FLOOR LANDING** access to roof space, downlighters.

**MASTER BEDROOM** with oak floor, double doors to glazed Juliet balcony, downlighters, double doors to wardrobe.

**EN SUITE** with suspended wc, wash basin with cupboards below and large shower cubicle with glass screen, raindrop shower head and shower attachment, downlighters, chrome heated towel rail, tiled floor, tiled splashbacks.

**BEDROOM TWO**

**BEDROOM THREE** with bay window to front, seven doors to fitted wardrobes.

**BEDROOM FOUR** with dual aspect.

**BATHROOM** with wc, wash hand basin and bath with shower over and shower screen, tiled splashbacks, tiled floor and chrome heated towel rail.

**OUTSIDE** There is stone gravelled off road parking with block paving, wall to front, access to

**STORES** with electric roller door to front and Worcester gas heating boiler.

**REAR GARDEN WITH SOUTHERLY ASPECT** with large patio, lawn, evergreen shrub and perennial planted borders, block paved path to the rear of the garden. Large garden shed. The garden is enclosed by wood fencing.

## 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 and underfloor heating where specified.

**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.



# Shottery Road

Total Approx. Floor Area 169.57 Sq.M. (1825 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 95.65 Sq.M.  
(1030 Sq.Ft.)

First Floor  
Approx. Floor  
Area 73.32 Sq.M.  
(789 Sq.Ft.)



**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.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

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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.



Peter Clarke

**Six offices serving South Warwickshire & North Cotswolds**