

Peter Clarke



3 Blackberry Lane, Stratford-upon-Avon, CV37 7ED

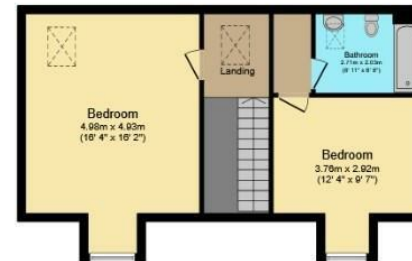
# 3 Blackberry Lane, Stratford-upon-Avon, CV37 7ED



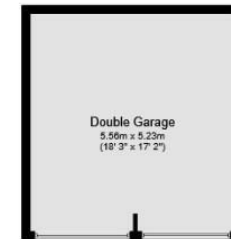
**Ground Floor**  
Floor area 82.6 m<sup>2</sup> (889 sq.ft.)



**First Floor**  
Floor area 82.6 m<sup>2</sup> (889 sq.ft.)



**Second Floor**  
Floor area 54.0 m<sup>2</sup> (581 sq.ft.)



**Garage**  
Floor area 29.1 m<sup>2</sup> (313 sq.ft.)

**TOTAL: 248.3 m<sup>2</sup> (2,673 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





- South of the river location
- Built in 2021 by Taylor Wimpey
- Well planned accommodation
- Five double bedrooms, four bathrooms
- Large kitchen/family room, two reception rooms and study
- Ample parking, double garage, landscaped gardens
- Quiet location



Guide Price £850,000

A beautifully presented five double bedroom three storey detached residence providing approx 2,343 sq.ft. of well planned accommodation and situated in a pleasant position south of the river. Five double bedrooms and four bathrooms, ample parking, double garage and attractive landscaped gardens.

#### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

with Amtico floor, under stairs storage cupboard.

#### CLOAKROOM

with wc and wash basin, Amtico floor, downlighters.

#### SITTING ROOM

with double doors to

#### SECOND SITTING ROOM

with French doors to rear, double doors to

#### KITCHEN/FAMILY ROOM

with range of cupboards and quartz work top incorporating one and a half bowl sink with Quooker boiling water tap, induction hob with glass splashback and filter hood over, built in oven and grill, pan drawers, built in fridge freezer, built in dishwasher, breakfast bar, Amtico floor and French doors to rear.

#### UTILITY ROOM

with fitted cupboards, quartz work top, Zanussi washing machine, Amtico floor.

#### STUDY

#### FIRST FLOOR LANDING

with cupboard housing hot water cylinder.

#### PRINCIPAL BEDROOM

with window shutters.

#### DRESSING ROOM

with fitted wardrobes.

#### EN SUITE

with wc, wash basin, bath, large shower cubicle, chrome heated towel rail, downlighters.

#### BEDROOM TWO

with two built in wardrobes.

#### EN SUITE

with wc, wash basin, large shower cubicle, downlighters.

#### BEDROOM THREE

with window shutters.

#### EN SUITE

with wc, wash basin, large shower cubicle, downlighters.

#### SECOND FLOOR LANDING

with roof window.











#### **BEDROOM FOUR**

with dual aspect.

#### **BEDROOM FIVE**

#### **BATHROOM**

with wc, wash basin and bath.

#### **OUTSIDE**

There is a path to the front door with planted borders. Tarmac paved parking for four cars plus

#### **DOUBLE GARAGE**

of brick and pitched tiled roof construction with two electric doors to front, power and light. Ladder to very useful boarded storage area. Electric car charging point.

Gated access from the side to

#### **ATTRACTIVE LANDSCAPED GARDEN**

with large Indian flagstone patio to rear, lawn, evergreen, shrub and perennial planted borders with roses and trees. Further second Indian flagstone patio, and enclosed by wood fencing. Bin store to side.

#### **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.

**AGENTS NOTE:** We have been advised by the vendor there should be an estate charge of approximately £120 pa although this has not been charged so far.



**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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. 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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serving South Warwickshire & North Cotswolds

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