

Clopton Close,

Stratford-upon-Avon, CV37 6HL



Available at Asking Price £375,000



Nestled in a peaceful private cul-de-sac, this delightful two bedroom semi-detached bungalow is for sale with the benefit of No Onward Chain and conveniently located within walking distance of both the vibrant town centre of Stratford-upon-Avon and the rural serenity of the Welcombe Hills, meaning it really does offer the best of both worlds.

The property itself features a welcoming entrance lobby with a convenient downstairs WC off. The spacious and inviting Living Dining Room has a feature fireplace and plenty of space for a dining table. The Kitchen, located off an inner hallway, offers a range of wall and base units, oven/grill, hob, built-in fridge freezer and space for a washing machine. The Kitchen also has an external door, leading out to the side passageway running from the front of the property through to the rear garden. The two Bedrooms are both good-sized doubles, with one benefitting from a build-in wardrobe and a feeling of extra space given by a bay window with patio doors leading out to the rear garden. The modern shower room offers a large walk-in shower, WC and sink unit.

Outside to the front, the property has a single garage with offroad parking for 2-3 cars in front. To the rear, there is a pleasant, mature rear garden which is mainly laid to lawn with a patio area and planted borders.

We understand there is a service charge of £348 per annum (paid half-yearly) for the maintenance of the private road.



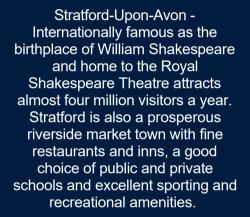












Regular rail services to
Birmingham make this an ideal
place from which to commute
whilst fast train services give
access to London in a little over an
hour from nearby Warwick
Parkway. The M40 is with a 15
minute drive providing easy
access to the excellent Midland
motorway network along with
Birmingham International Airport.







Tax Band: C

Council: Stratford District Council

Tenure: Freehold

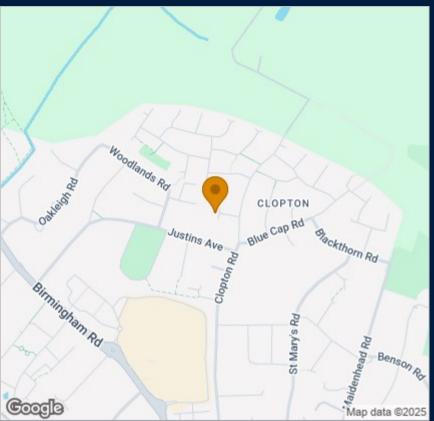
Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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