



Jeremy  
McGinn  
&Co  
for sale

33

Aston Cantlow Road  
Wilmcote, Stratford upon Avon, Warwickshire, CV37 9XN

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&Co

**OFFERED FOR SALE WITH NO ONWARD CHAIN, A CHANCE TO ACQUIRE A CHARMING MEWS STYLE HOME, LOCATED IN THE HEART OF THE POPULAR VILLAGE OF WILMCOTE.**

**WILMCOTE IS A MOST DESIRABLE VILLAGE LOCATED OFF THE A3400 BETWEEN THE MARKET TOWNS OF STRATFORD-UPON-AVON (4 MILES) AND HENLEY-IN-ARDEN (6 MILES). THE VILLAGE ENJOYS EXCELLENT LOCAL AMENITIES INCLUDING A SHOP, WELL REGARDED PRIMARY SCHOOL, PUBLIC HOUSE AND INCLUDES THE HISTORIC MARY ARDEN'S HOUSE, THE CHILDHOOD HOME OF SHAKESPEARE'S MOTHER. THERE IS ALSO A RAILWAY STATION WITH REGULAR SERVICES TO STRATFORD, BIRMINGHAM AND LONDON MARYLEBONE.**

**NO.31 ASTON CANTLOW ROAD IS ACCESSED VIA A SMALL LOW MAINTENANCE FORE GARDEN IN TO AN ENTRANCE HALLWAY, GIVING ACCESS TO BOTH GROUND FLOOR ROOMS. THE FRONT KITCHEN BREAKFAST ROOM OFFERS A RANGE OF WALL & BASE UNITS, AS WELL AS SPACE FOR OVEN, WASHING MACHINE & DISHWASHER. TO THE REAR OF THE PROPERTY, IS A GENEROUS LIVING/DINING ROOM, WITH BEAUTIFUL OPEN FEATURE FIREPLACE AND PATIO DOORS ON TO THE REAR GARDEN.**

**TO THE FIRST FLOOR ARE THREE BEDROOMS; TWO OF WHICH ARE SPACIOUS DOUBLES AND THE THIRD BEING A SMALL DOUBLE/GOOD-SIZED SINGLE BEDROOM. THE FAMILY BATHROOM COMPRISES A MODERN THREE-PIECE SUITE, WITH SHOWER OVER BATH, WC & SINK UNIT.**

**OUTSIDE TO THE REAR IS A LOW MAINTENANCE AND PRIVATE PATIO GARDEN, WITH A GATE OUT TO THE SINGLE GARAGE EN-BLOC AND PARKING SPACE.**

**THIS LOVELY HOME WOULD BE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.**

**THE ACCOMMODATION COMPRISES:**

#### **Hallway**

Regency style front door, ceramic tiled floor, radiator, power point and ceiling light point.

#### **Kitchen 12' 0" x 8' 1" (3.65m x 2.46m)**

With base cupboards surmounted by roll edge work surface and wall cupboards over. Recess and plumbing for automatic washing machine, recess for cooker with gas point, radiator, power points, uPVC double glazed window to front and inset ceiling lights.

#### **Living Room 13' 11" x 14' 5" (4.24m x 4.39m)**

Feature brick built fireplace with open fire facility, T.V. point, power points, radiator, ceiling light point and uPVC double glazed picture window and door to rear garden.

#### **Landing**

Access to loft and ceiling light point.

#### **Bedroom One 13' 5" x 8' 2" (4.09m x 2.49m)**

Power points, radiator, ceiling light point and uPVC double glazed window to rear.

#### **Bedroom Two 12' 9" x 6' 2" (3.88m x 1.88m)**

Power points, radiator, ceiling light point and uPVC double glazed window to front.

#### **Bedroom Three 8' 4" x 5' 11" (2.54m x 1.80m)**

Power points, radiator, ceiling light point and uPVC double glazed window to rear.

#### **Bathroom 7' 6" x 5' 10" (2.28m x 1.78m)**

Being fully tiled with white suite comprising panelled bath with fitted shower and screen, low flush W.C. and pedestal wash basin. Heated towel rail, inset ceiling light and uPVC double glazed obscure window to front.

#### **Single Garage**

#### **Outside**

To the rear there is a low maintenance garden.

## Services

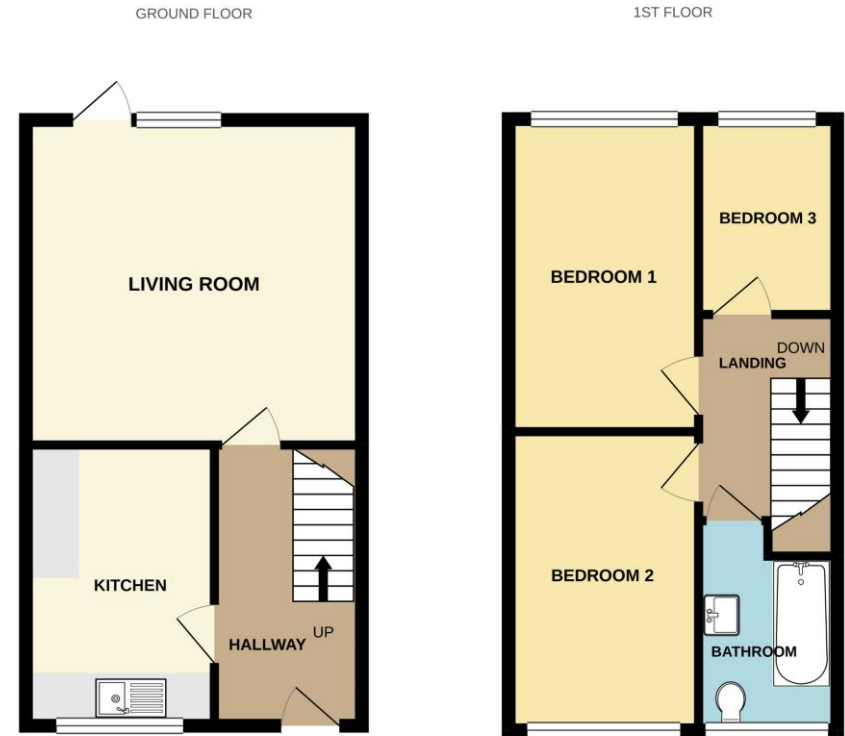
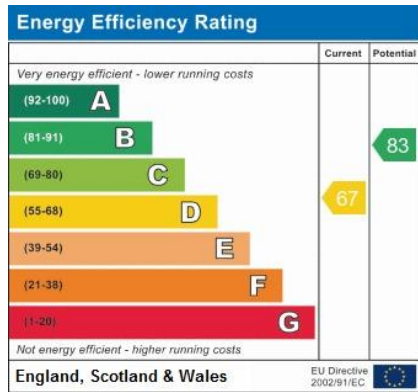
We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

## Tenure

We understand that the property is Freehold. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

## Local Authority

Stratford on Avon DC – Council Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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JPM Homes Limited trading as Jeremy & Co, Company No: 6748136

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