

Peter Clarke



21 West Street, Stratford-upon-Avon, CV37 6DN

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Approximate Gross Internal Area
 Ground Floor = 81.18 sq m / 874 sq ft
 First Floor = 101.26 sq m / 1090 sq ft
 Garage = 30.37 sq m / 327 sq ft
 Total Area = 212.81 sq m / 2291 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Beautiful Victorian townhouse
- West Street, Old Town location, Rare benefit of a garage
- Four bedrooms/three bathrooms/three receptions/2,291 sq.ft. (inc. garage)
- Huge principle bedroom and excellent guest bedroom
- Flexible reception space
- Newly fitted kitchen and windows throughout
- Low maintenance rear garden
- Stylish and convenient town living



Offers In Excess Of £800,000

A unique, extended, and superbly presented four bedroom end terraced Victorian town house in the ever popular location of West Street in the Old Town. With the BENEFIT OF A GARAGE , the property extends to 2,291 sq.ft. (inc. garage) ,and notably boasts a huge principal suite and excellent guest bedroom. Having replacement windows throughout, newly fitted kitchen and utility, ground floor shower room, three excellent reception rooms and two bathrooms, the property combines modern style with period features and the all important inclusion of a garage. NO ONWARD CHAIN

ACCOMMODATION

Gated railings open to a pathway to the front door and small foregarden.

ENTRANCE HALL

stairs to first floor.

SITTING ROOM

bay window to front, pretty fireplace inset with gas fire, attractive tiled cheeks.

OPEN PLAN KITCHEN AND DINING ROOM

KITCHEN AREA

with peninsular island unit and replacement units with quartz surfaces. Appliances include Bosch dishwasher and hob, adjustable hood, Neff double oven, full size fridge and under counter freezer. Useful larder cupboard, butler style sink and internal windows to garden room. Open plan to

DINING ROOM

beautiful fireplace with tiled cheeks, door off to

GARDEN ROOM

with bi-folding doors to rear, lantern roof.

UTILITY ROOM

located off the kitchen, with a Worcester gas fired central heating boiler, space for washing machine and tumble dryer. Off to

GROUND FLOOR SHOWER ROOM

wc, wash hand basin to built in cupboard and quadrant shower, tiled floor.

FIRST FLOOR

landing with hatch to useable roof space.

PRINCIPAL BEDROOM

a huge room with two velux roof light windows, two windows to side and built in furniture.

EN SUITE SHOWER ROOM

bath, wash hand basin to built in cupboard, wc, walk-in shower.

GUEST BEDROOM

an excellent guest bedroom with bay window and second window to front, built in cupboards.

BEDROOM THREE

currently used as a study.

BEDROOM FOUR/DRESSING ROOM

window to side, flexible in use.

LARGE BATHROOM

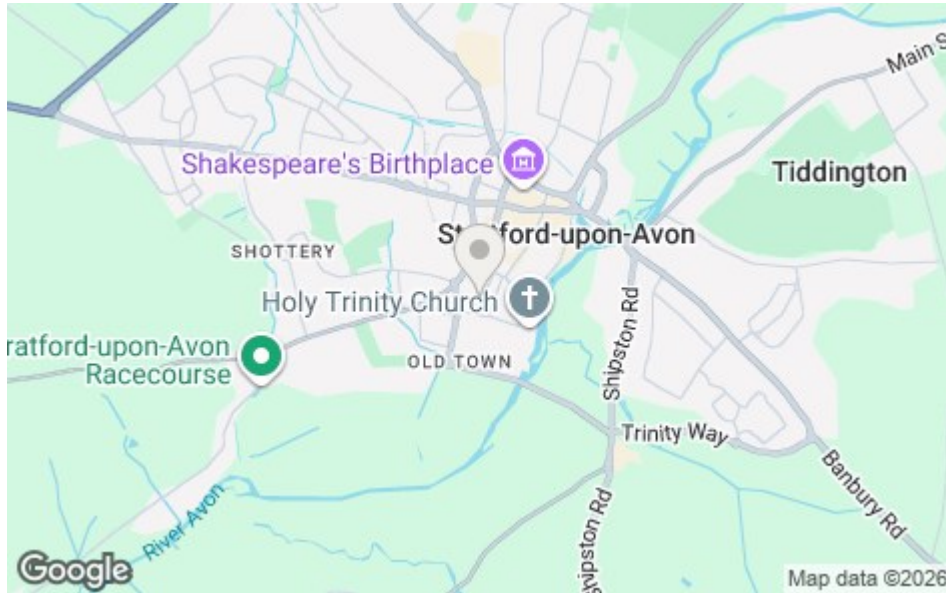
roll top claw foot bath, wc, two fitted sinks, bidet.

OUTSIDE

The rear garden is approached off a gated entrance from Narrow Lane or via the garden room or garage,







and has been landscaped to provide raised beds and is centred around low maintenance, almost due west facing for afternoon and evening sunshine.

GARAGE

a generous single garage, not quite a double due to access, but for providing excellent space for car and motorcycle/s, workshop space, storage, etc. Remote door, fitted units and sink.

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 central heating. Full fibre broadband connection.

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 F.

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 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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