



EARLES
TRUSTED SINCE 1935



**90 St. Peters Way
Stratford-Upon-Avon
CV37 0RU
£295,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

An excellent opportunity to purchase a well presented two bedroom semi-detached home, located on the popular St Peters Estate within easy walking distance to local amenities and Stratford town centre. The property has been well modernised and is arranged over two floors which briefly comprises: reception hall, kitchen/breakfast room, WC, living room and garden room. To the first floor are two good sized bedrooms and shower room. Outside to the rear is a garden with shed.

Stratford upon Avon has many amenities including shops, (like the Rosebird and Maybird Centres) cafés, restaurants, pubs, post office, doctor's surgery, together with both primary and secondary schools. The property is also within easy access of the A46 and A429 which, in turn, provide links to the M40 motorway. There are bus services, which run to Alcester, Bidford-on-Avon, Evesham, Redditch, Stratford-upon-Avon and Studley. The nearby railway station of 'Stratford upon Avon' offers regular rail links to Birmingham City Centre, Henley in Arden, Solihull and Warwick.

Reception Hall

16'10" x 7'5" (5.15m x 2.27m)

Having doors leading to all ground floor rooms and stairs rising to the first floor.

Kitchen/Breakfast Room

13'6" x 8'7" (max) (4.12m x 2.62m (max))

Having a range of wall and base units, with laminate worktops over, integral appliances to include fridge, freezer, dishwasher, double oven, four ring hob with extractor fan over, stainless steel sink with mixer tap over and ceramic tiled floor.

WC

5'1" x 3'1" (1.56m x 0.94)

Having WC and hand basin.

Living Room

12'0" (max) x 15'8" (3.66m (max) x 4.79m)

Having wood effect laminate flooring, two windows and door leading to;

Garden Room

8'8" x 13'3" (2.65m x 4.04m)

Having two windows overlooking the rear garden, two Velux roof windows for added natural light, and a door providing direct access to the garden

First Floor

Landing

8'7" x 6'11" (2.62m x 2.13m)

Having doors leading to all rooms and linen store cupboard, with access to the loft which is fully boarded with a fitted ladder and electricity supply.

Bedroom One

17'2" x 8'4" (5.25m x 2.56m)

Having a window overlooking the front elevation.

Bedroom Two

8'5" (max) x 15'8" (2.59m (max) x 4.79m)

Having a window overlooking the rear elevation.

Shower Room

9'6" x 6'9" (2.91m x 2.08m)

Having WC, hand basin and shower.

Outside

Fully enclosed and there is a gated side access. To the front of the property is a drive for around two cars.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/> Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Good'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036

and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Viewing:

Strictly by prior appointment with Earles (01789 330 915).

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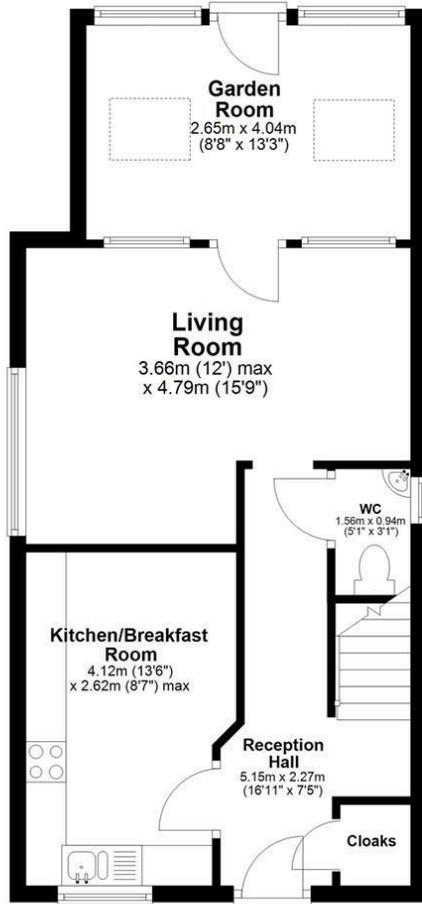
Company No: 13260015 Agency & Lettings. Registered Office: Carleton

House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



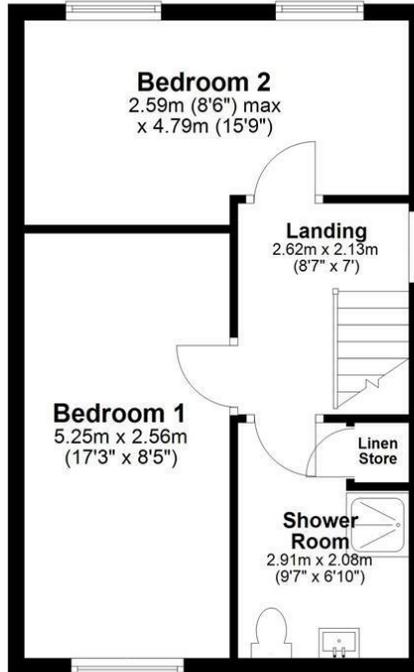
Ground Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

