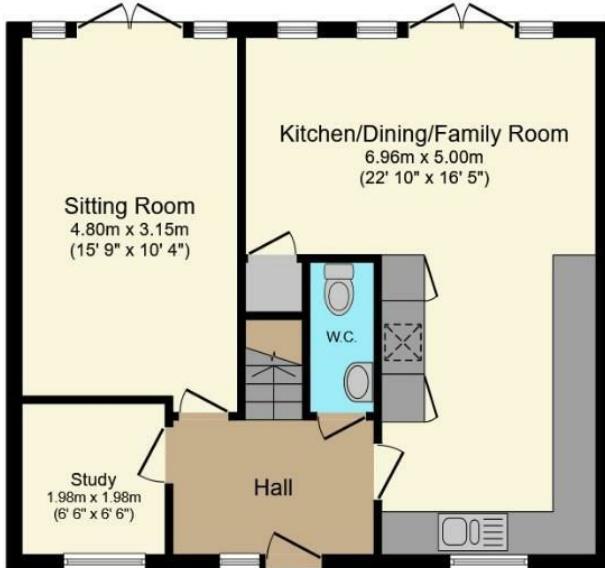




Peter Clarke

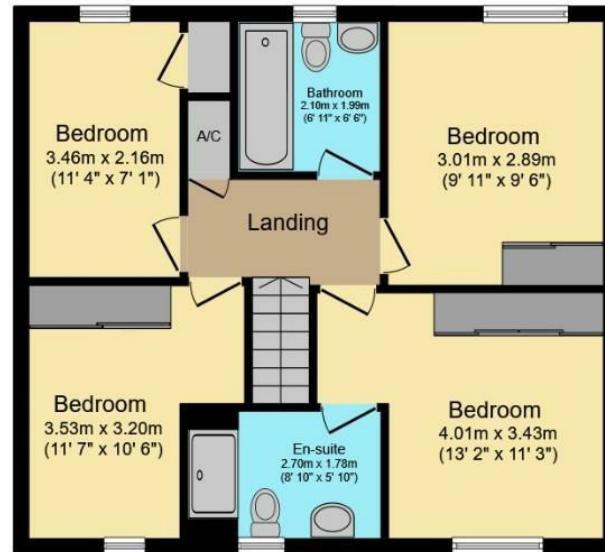
2 Osbourne Grove, Stratford-upon-Avon, CV37 0BZ

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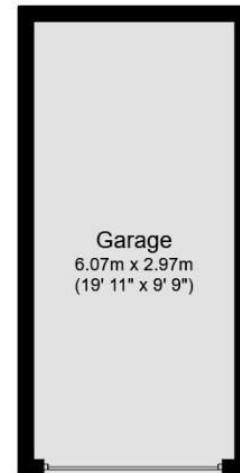
**Ground Floor**

Floor area 57.7 sq.m. (621 sq.ft.)



**First Floor**

Floor area 57.7 sq.m. (622 sq.ft.)



**Garage**

Floor area 17.2 sq.m. (185 sq.ft.)

**Total floor area: 132.6 sq.m. (1,427 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)

- Envious position on a close of just four properties
- Quiet location
- Private drive
- Very well presented, detached property
- Hall, cloakroom, sitting room, kitchen/dining/family room
- Four bedrooms, bathroom and en suite
- Parking, garage converted to gym
- Nice sized low maintenance gardens



Guide Price £550,000

A very well presented double fronted detached property situated in an enviable close of just four properties, off a private drive, in a quiet position. Hall and cloakroom, sitting room, kitchen/dining/family room, four bedrooms, bathroom and en suite. Parking and good sized garages, currently converted to a gym. Nice sized garden.

### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

with wood effect floor.

#### CLOAKROOM

with wc and wash basin, chrome heated towel rail, downlighters, Amtico floor.

#### SITTING ROOM

with French doors to rear and Amtico floor.

#### STUDY

with window shutters and Amtico floor.

#### KITCHEN/DINING/FAMILY ROOM

with range of cupboards and granite work surface, sink, four burner gas hob with built in oven and grill below, filter hood over, two microwaves, dishwasher, built in fridge freezer, window shutter to front, French doors to rear, downlighters, under stairs storage cupboard. Amtico floor.

#### FIRST FLOOR LANDING

airing cupboard.

#### BEDROOM ONE

with sliding mirror fronted doors to wardrobes.

#### EN SUITE

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

#### BEDROOM TWO

with mirror fronted sliding wardrobes.

#### BEDROOM THREE

with mirror fronted sliding wardrobes.

#### BEDROOM FOUR

with built in wardrobe.

#### BATHROOM

with wc, wash basin and bath with shower over and screen, downlighters, chrome heated towel rail.

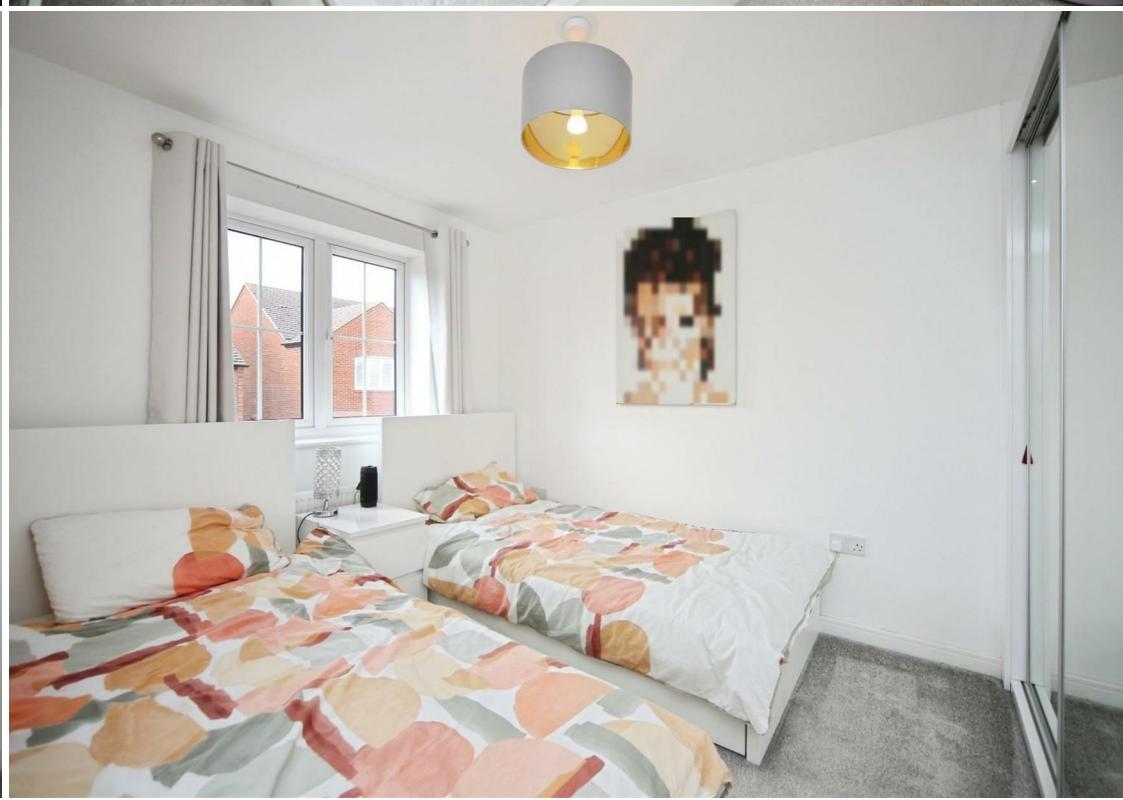
#### OUTSIDE

To the front is there is a path to the front door, lawned foregarden with planted borders. Parking to side and gated access to rear garden.

#### GARAGE

of brick and tiled roof construction, with electric up and over door, power and light, plastered, currently used as a gym. Could be converted to home office.







## REAR GARDEN

Patio/paving surrounding the border with lawn, and being enclosed by wood fencing.

## 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 is a current maintenance charge of approximately £200 pa for the communal areas. Osbourne Grove is a private shared drive of just four properties with Number 2 being responsible for 25% share of maintenance if required. This must be checked by your solicitor before exchange of contracts.

**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 E.

**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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Peter Clarke

