



Bardswell Court, , Stratford-upon-Avon, CV37 0BD

Guide Price £400,000



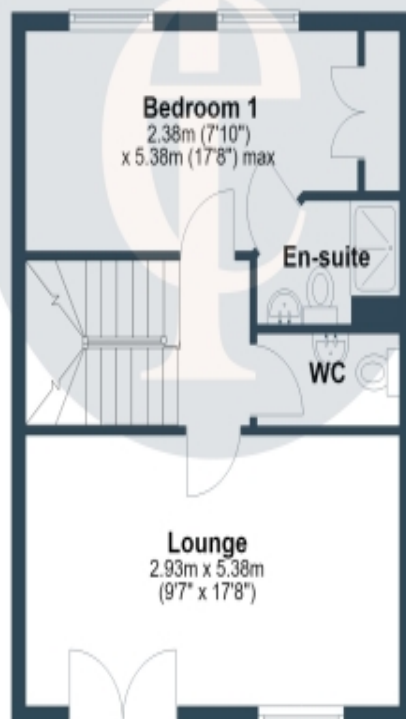
Ground Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



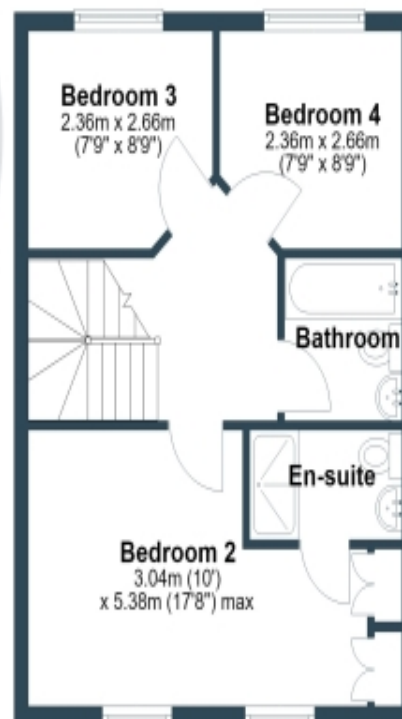
First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Second Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A spacious four-bedroom home arranged over three floors, offering versatile redecorated accommodation, all being sold with no onward chain. Number 22 was built in 2002 by Miller Homes, nestled in a small cul-de-sac offering a range of houses and apartments. What makes the location ideal is the proximity to town, just a short 5-minute stroll, and you are in the town centre, or the opposite way, a short walk to the Maybird centre.

Stratford Upon Avon - is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles of Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

The accommodation enjoys spacious, light, and airy rooms, ideally ticking any boxes a lucky new owner might have. Number 22 is the only townhouse on Bardswell Court with a double-width driveway, parking for two cars, and still just a stroll to the town centre. Ideal for any growing family or even an investor who is looking for a long or short-term let.

We would recommend viewing to appreciate the position and size on offer.

Once arriving at Bardswell Court, you can park on your driveway and access all accommodation.

The garage has been partially converted to a utility space, with an additional cloakroom/WC.

Positioned at the rear of the property is a breakfast kitchen with views over the garden. Offering a range of matching wall and base units, incorporating a stainless steel sink and drainer unit. Integrated is a gas hob and an electric oven. Further fitted are a dishwasher and a fridge freezer. The breakfast bar allows casual dining, and there is space for a table, and an ideal layout opening onto the conservatory, ideal for a sofa relaxing area or even a playroom. This allows access to the private garden via French doors.

The remainder of the garage offers storage for any tools, bikes, or garden equipment.

On the first floor, you will find the spacious sitting room positioned at the front view aspect with a Juliet balcony with double doors. The main focal point is a pebble-effect gas fire with a decorative surround. This is a great space, offering a generous space.

To the rear of the property is the master bedroom with built-in wardrobes and two windows overlooking the garden. The en-suite has a double tray shower with complementary tiling.

Completing the first floor is a cloakroom ideal for your guests.

The top floor boasts three further bedrooms; the guest bedroom has an en-suite and a further family bathroom. Three bathrooms and counting!

Depending on your tick box requirements, some homeowners may and have rearranged the layout by creating three double bedrooms by knocking through bedrooms 3 & 4 that are currently single rooms.

Outside the rear garden is an ease of maintenance with an "L" shaped patio with decorative rockery. Enclosed by fencing with side gated access.

There are also visitor parking spaces and on-street parking.

Viewing is essential to appreciate the location and generous accommodation offering versatility over three floors.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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