



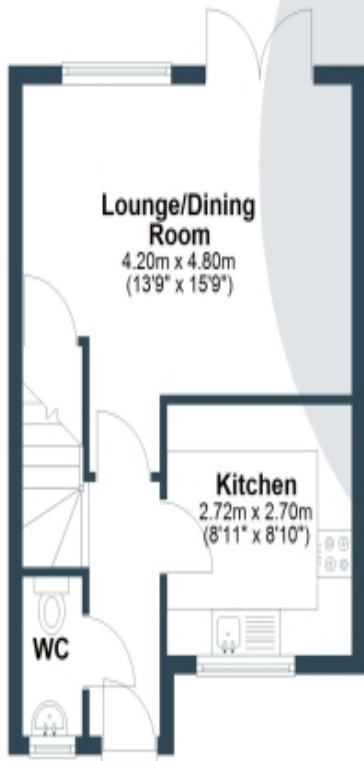
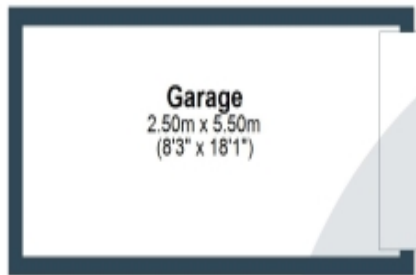
Otters Holt, Goldicote, Stratford-Upon-Avon, CV37 0UN

Offers Over £350,000



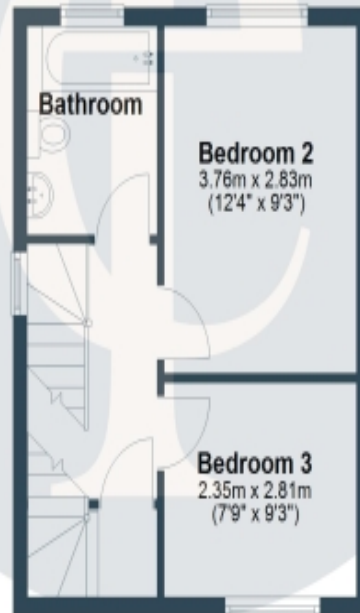
Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



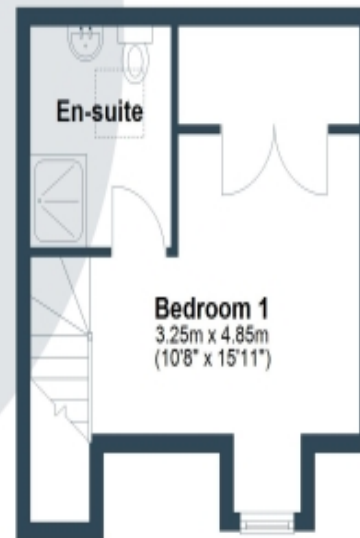
First Floor

Approx. 29.8 sq. metres (321.3 sq. feet)




Second Floor

Approx. 22.6 sq. metres (243.7 sq. feet)



Total area: approx. 97.7 sq. metres (1051.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A	91	92
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 	

Positioned on a highly popular small development ideal for the commuter. If you require easy access to Stratford Parkway, and the motorway links but still want to be able to live in the idyllic town of Stratford upon Avon, then this could be the home for you!

Discreetly tucked away at the very end of a cul-de-sac behind a private driveway offering a secluded, secure position, with the added benefit of an open grassed area to the front aspect. On approaching the property you could forget, that you are even on the development due to its private situation to the front and back. Let's not forget its south-facing garden, for the summer evenings and paddling pool moments!

Offering spacious, versatile living arranged over three floors allowing families to have their independence but still be together on the ground floor. The accommodation is beautifully presented by the current owners offering a true turnkey home, leaving nothing but to unpack!

On entering the property you are greeted by a welcoming hallway with access to the first floor and ground floor rooms. The kitchen is positioned at the front of the property boasting all your integrated appliances offering ease of move. The tiled stylish flooring seamlessly flows from the hallway to the kitchen bringing you into the chef's space. Offering Granite worktops, a double-glazed window to the front elevation overlooking the open green space.

At the rear of the property is a generously sized sitting-through dining space with ample space for dining and relaxing. There are double-opening French doors into the south-facing established garden creating an extension of the home. Completing the ground floor is the cloakroom.

Upstairs to the first floor you will find two generous-sized bedrooms, located at the front and rear of the property. There is a family bathroom for both bedrooms to use, offering a white suite with a shower over the bath, heated towel rail, and tiling to both the walls and floor.

The top floor is devoted to a master suite with built-in wardrobes, a light aspect, and an en-suite shower room with tiling to both the walls and floor. A sanctuary for the adults!

Outside is a lawned fore garden set back from the pavement and to the rear is a private, sunny enclosed garden with a patio seating area for alfresco dining and lawned garden. Side gated access offers convenience from the garden to the front.

Lastly is the detached single garage with lighting and electricity and a driveway allowing parking for one car.

A notable selling point is the property is sold with owned solar panels to the roof.

We recommend viewing sooner rather than later as we do not expect this home to be available for long!

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

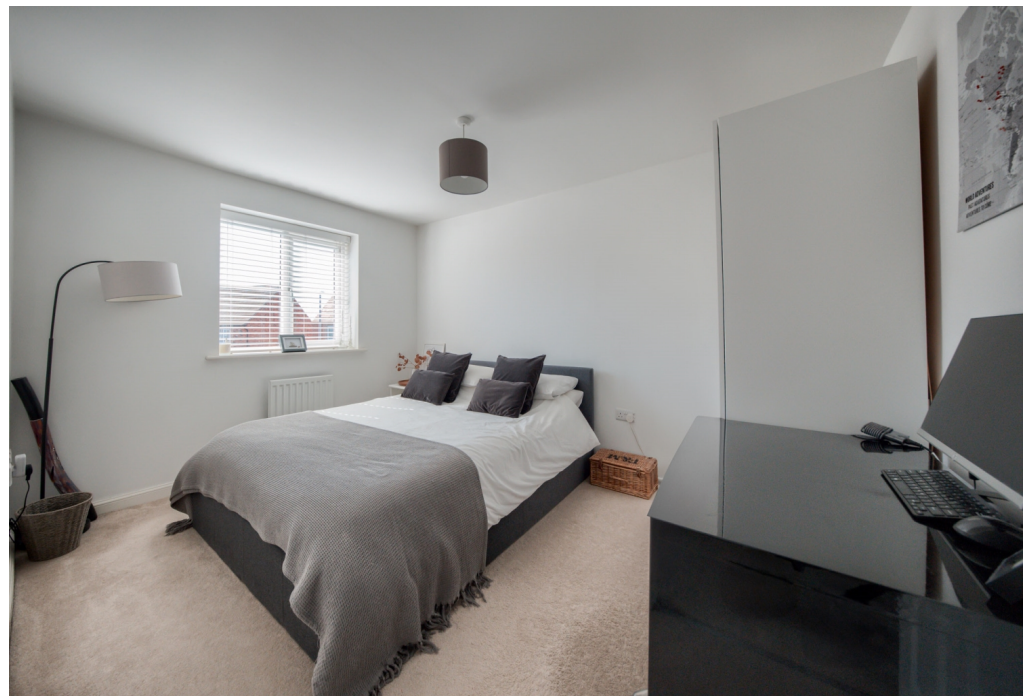
Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

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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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk