



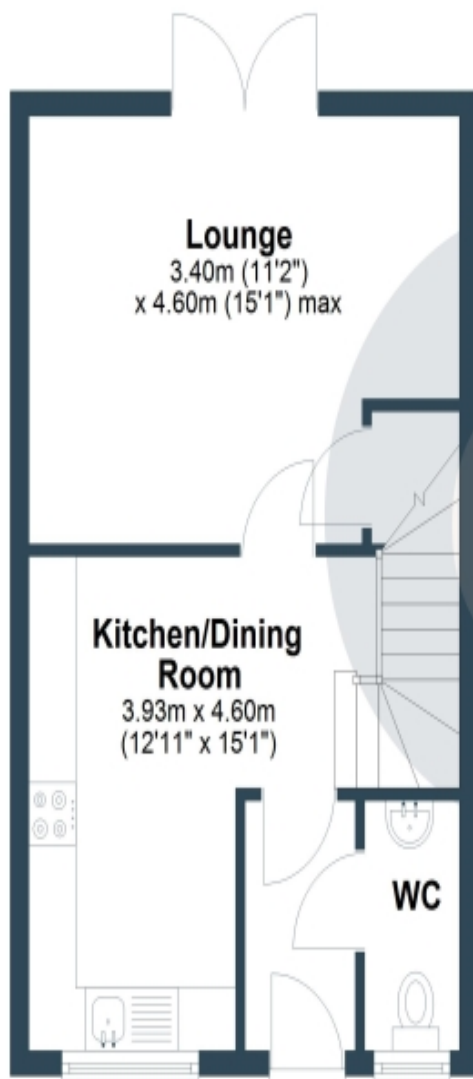
**Vickers Court Shackleton Village, Shackleton Village,
Stratford-upon-Avon, CV37 5AN**

Offers In Excess Of £300,000



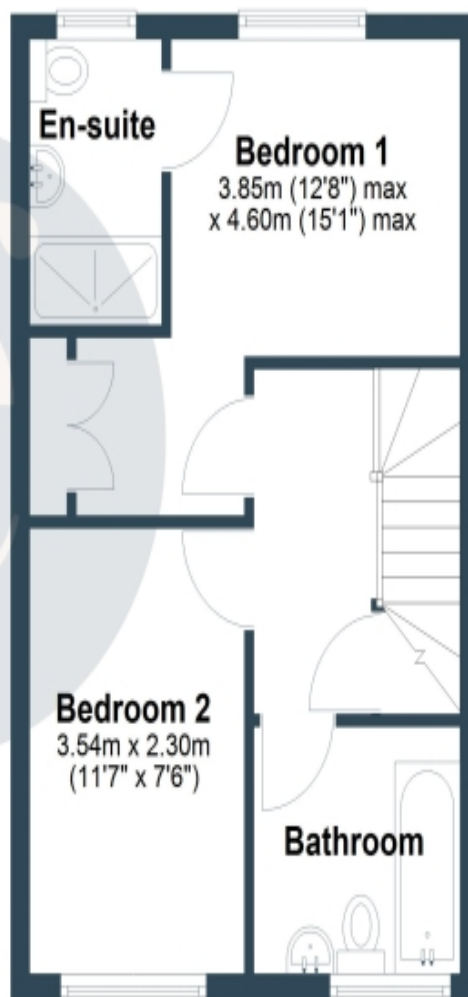
Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 68.4 sq. metres (735.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Welcome to a true turnkey home, with a show home standard presentation throughout.

Built just 2 years ago by the highly regarded CALA Homes. With a stylish finish throughout, where any new owner would be lucky to inherit such a beautiful home, sold with no onward chain.

Nestled on the highly regarded and sought-after Shackleton Village, a sought-after development known for its peaceful community atmosphere while remaining well connected. with links to the greenway providing a cycle path all the way into Stratford.

The historic town of Stratford-upon-Avon, famed for its Shakespearean heritage, charming streets, and vibrant cultural offering, is just a short drive away. In addition, the rolling landscapes and quintessential villages of the Cotswolds provide endless opportunities for leisure and weekend escapes.

An ideal first time or downsize purchase, especially if you are looking to unpack your boxes and move straight in with no stress of needing to invest in updating or having to fit in with an onward chain.

Nestled behind a central green on the edge of the development within a quiet, peaceful cul-de-sac, with just the birds to listen to.

Once you arrive, you can park on the driveway, allowing tandem parking for two cars. You can then approach the property and access through to the entrance hall and the "wow factor" of the accommodation.

For convenience, the cloakroom is located off the hallway with a low level W.C and wash hand basin.

The upgraded breakfast kitchen is positioned at the front of the house and allows a range of matching "Omega" wall and base units with stylish Quartz work-surfaces. Integrated is all of your appliances, including an electric hob, oven, fridge freezer, washing machine, and dishwasher. No hassle of having to have appliances fitted! Amtico is fitted to the floor, just another upgrade!

The naturally sunlight-drenched lounge invites you to relax and open the french doors onto the sunny south-facing garden. The Amtico continues throughout the downstairs. The views over the garden extend from the inside to the outside.

Upstairs is the master bedroom positioned at the rear of the property with a luxurious en-suite with a double tray shower, Porcelanosa tiles, and a heated towel rail. The further bedroom is a generous double with views over the front aspect. Completing the first floor is the white suite bathroom with a shower over the bath.

The rear garden is mainly laid to lawn with a patio seating area ready for a touch of Alfresco dining and a tipple in the sun. Enclosed by fencing with side gated access, a timber shed, and an outside tap.

Viewing is an absolute must!

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.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.





Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinstateagents.co.uk