



36 Drooper Drive, Stratford upon Avon, CV37 9GW

- Immaculately presented
- Open outlook to the front
- Larger than average garden
- Two double bedrooms
- Driveway for two cars
- Ready to move in to
- Built in 2022



Guide Price £289,000

Built in 2022 is this immaculately presented two DOUBLE bedroom semi-detached home boasting a larger than expected garden and an open outlook to the front. Having been exceptionally looked after by the current owner, this home makes an ideal turn-key property for someone looking for a low maintenance move, and also has the benefit of a tandem driveway for two cars.

#### ACCOMMODATION

Entrance lobby with stairs to first floor. Sitting room with built in window shutters. Inner Hall with door to storage cupboard. Cloakroom with wc, wash hand basin and wall mounted heated towel rail. Dining Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead canopy extractor, integrated fridge freezer, washer dryer and slimline dishwasher, double doors to garden.

First floor landing with access to loft (not boarded). Two double bedrooms, both with fitted window shutters and one bedroom having a lovely open outlook to the front. Bathroom having a white suite comprising bath with shower over plus additional hand held attachment, wc, wash hand basin, wall mounted heated towel rail.

Outside to the rear is a larger than average garden which has been beautifully landscaped by the current owner, includes a variety of plants and paved seating area at the rear. Gated side access. To the front is a tarmacadamed driveway offering parking for two cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. We understand there will be a maintenance charge, however the estate has not yet been taken over and therefore no maintenance charge has been paid to date. 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 central heating

**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.

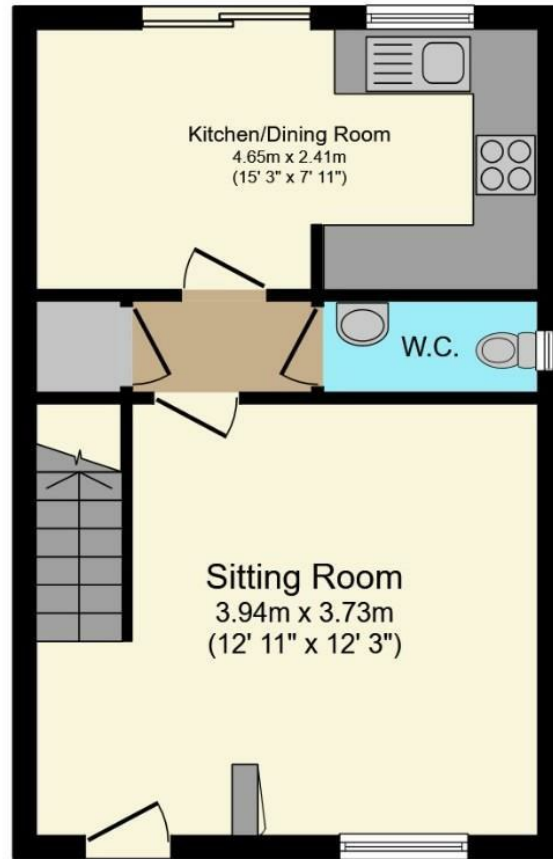
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

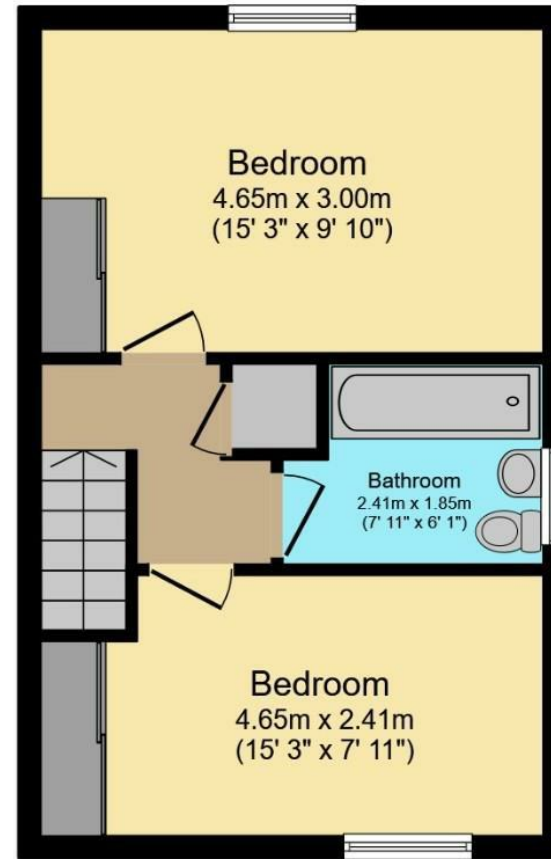
**VIEWING:** By Prior Appointment with the selling agent.



36 Drooper Drive, Stratford-upon-Avon, CV37 9GW



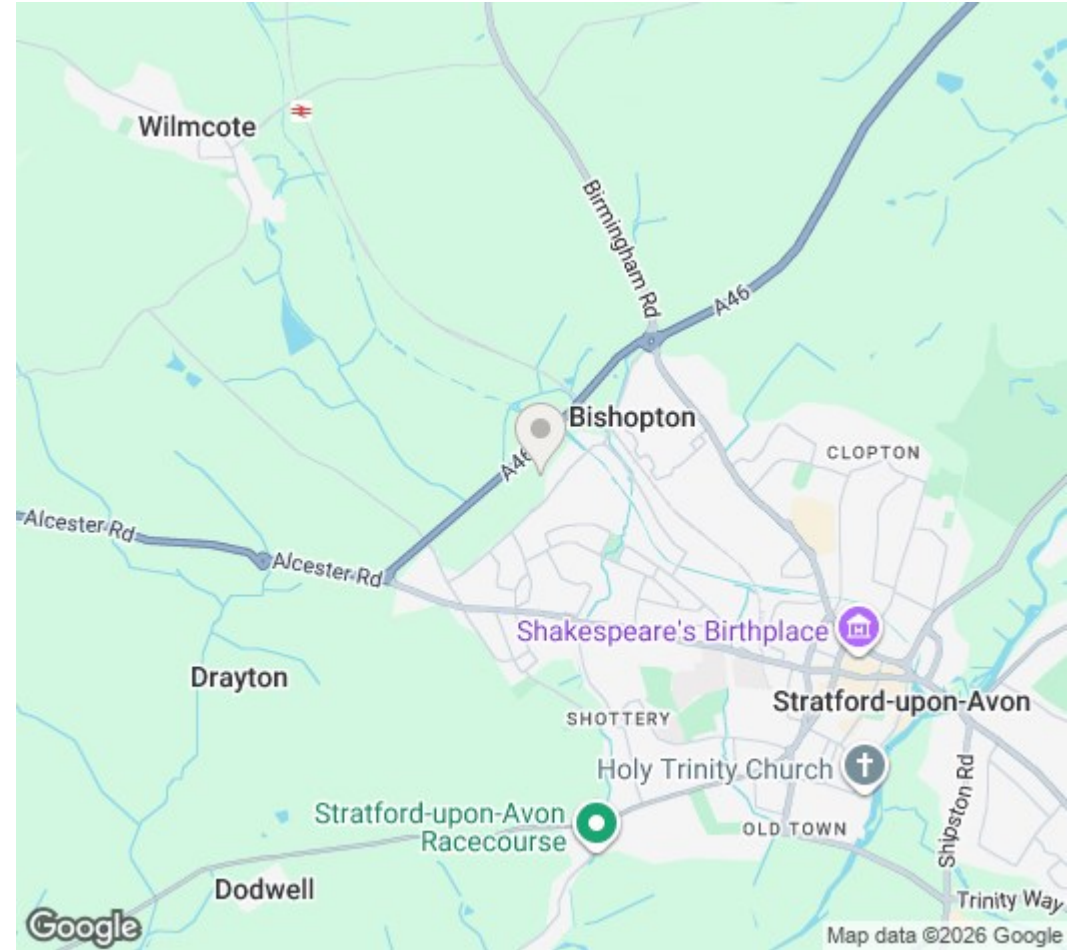
**Ground Floor**  
Floor area 34.7 sq.m. (373 sq.ft.)



**First Floor**  
Floor area 34.7 sq.m. (373 sq.ft.)

**Total floor area: 69.4 sq.m. (747 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)



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

