



Blackberry Lane, , Stratford-Upon-Avon, CV37 7FH

Fixed Price £122,000



Ground Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 73.2 sq. metres (788.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A beautifully presented two double bedroom modern home, built by Taylor Wimpey just 4 years ago. The current owner takes huge pride in the finish and stylish presentation, and we love how light and airy the neutrally decorated accommodation is. We invite you to view this home and the peaceful spot it occupies.

Being sold with a 40% share of the ownership, ideal for anyone looking for a helping hand onto the property ladder.

Nestled on the highly regarded Tudor Gate development, South of the River Avon, just a short walk to the town centre. Tudor Gate is conveniently situated on the rural edge of Stratford-upon-Avon and features properties set on wide tree-lined roads.

The accommodation starts with a welcoming entrance into the spacious open-plan hall that blends into the generous sitting room. The sitting room offers a homely space for relaxing in front of the T.V or reading a book after dinner.

The inner hall offers access to the cloakroom/WC and large pantry cupboard offering space for the washing machine and tumble dryer.

The modern breakfast kitchen enjoys a range of matching wall and base units incorporating a stainless steel sink and drainer. Integrated is a four-ring gas hob and electric oven. There is further space for a fridge freezer. French doors offer access to the creatively landscaped garden, which is definitely an added gem to this property. A little haven for the outside to come to the inside.

Upstairs are two double bedrooms positioned at the front and rear of the property, both generous in size and both offering two windows creating extremely light spaces. The family bathroom boasts a low-level W.C, wash hand basin, and shower over the bath. There is a heated towel rail and complementary tiling.

Not always do more modern properties have the time and investment spent on them. Well not here! Being mainly laid to lawn with thoughtful, planted colourful pretty borders and an extended patio for dining alfresco outside. A useful timber shed for storage and side-gated access is there for added convenience.

To the front of the property is allocated parking for two cars side by side.

Please note there is a £465.01 rent & service charge payable on the 60% share, and a £12.64 charge for buildings insurance. This must be verified by a solicitor.

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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