EARLES
TRUSTED SINCE 1935

**5 Willowaire**
**West Green Drive**
**Stratford-Upon-Avon**
**CV37 9LH**

**Offers Over £385,000**

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A well-proportioned three-bedroom home with a spacious kitchen/dining room, separate living room, en-suite facilities and off-road parking.

Situated on West Green Drive in Stratford-upon-Avon, 5 Willowaire provides generous and practical accommodation arranged over two floors.

The ground floor is entered via a reception hall and features a useful cloakroom/WC. To the rear is an impressive kitchen/dining room, providing plenty of space for both cooking and entertaining, with doors providing access outside. A separate living room completes the principal ground-floor accommodation.

Upstairs, the central landing gives access to three bedrooms. The principal bedroom is particularly generous at approximately 3.09m x 4.53m into the wardrobe and benefits from its own en-suite shower room. There are two further bedrooms, together with a separate family bathroom, linen storage and a useful cupboard housing a condensed tumble dryer.

Externally, the property benefits from off-road parking to the front, while its position at the end of the terrace provides additional space to the side.

With approximately 98.8 sq. metres (1,063 sq. ft.) of internal accommodation, this is a spacious and versatile three-bedroom home that would suit a range of buyers looking to live in Stratford-upon-Avon.

**Reception Hall**
6'6" x 7'2" (2.00m x 2.19m)

**Living Room**
14'7" x 10'9" (4.45m x 3.30m)

**WC**
8'1" x 3'4" (2.48m x 1.04m)

**Kitchen/Dining Room**
12'4" x 18'4" (3.78m x 5.59m)

**First Floor**

**Landing**
6'8" x 11'4" (2.04m x 3.46m)

**Bedroom One**
10'1" x 14'10" (into wardrobe) (3.09m x 4.53m (into wardrobe))

**En-suite Shower Room**
5'11" x 5'11" (1.81m x 1.82m)

**Bedroom Two**
9'10" x 10'11" (into wardrobe) (3.00m x 3.35m (into wardrobe))

**Bedroom Three**
9'10" x 9'3" (into wardrobe) (3.00m x 2.82m (into wardrobe))

**Bathroom**
6'8" x 6'7" (2.04m x 2.02m)

**Outside**
To the rear is an attractive enclosed garden with a paved patio, low-maintenance gravelled areas and a variety of mature trees and shrubs, creating a pleasant and private setting.

To the front, the property benefits from off-road parking with additional gravelled and planted areas.

**Additional Information**
Services:
Mains drainage, electricity, gas and water are connected to the property.

Tenure:
The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:
Superfast Broadband Speed is available in the area, with predicted highest available download speed 5500 Mbps and highest available upload speed 5500 Mbps. For more information visit: https://checker.ofcom.org.uk/
Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

Council Tax:
Stratford-on-Avon District Council - Band D

Flood Risk:
Rivers and the sea
Yearly chance of flooding - Very Low
Yearly chance of flooding between 2036 and 2069 - Very Low

Surface water
Yearly chance of flooding - Very Low
Yearly chance of flooding between 2040 and 2060 - Very Low
For more information, please visit: https://www.gov.uk/check-long-term-flood-risk

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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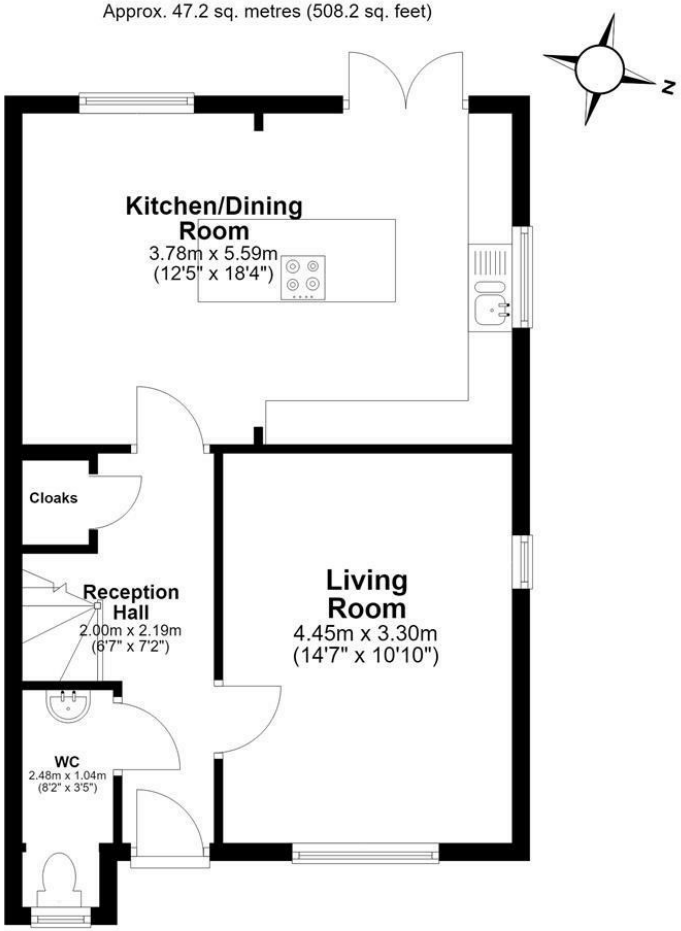
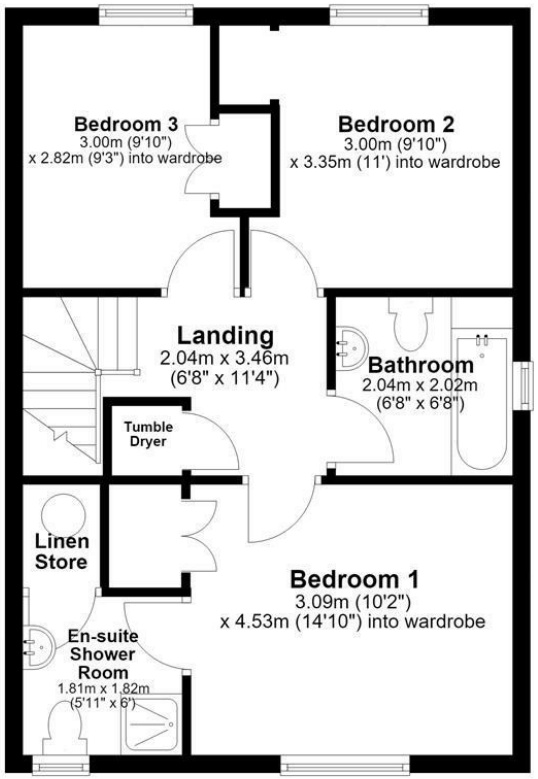
## Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)

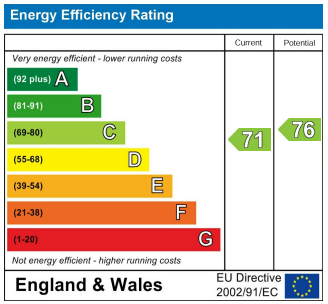


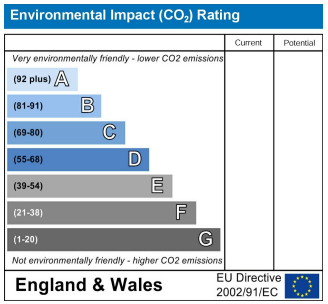

## First Floor

Approx. 51.5 sq. metres (554.9 sq. feet)




Total area: approx. 98.8 sq. metres (1063.0 sq. feet)



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