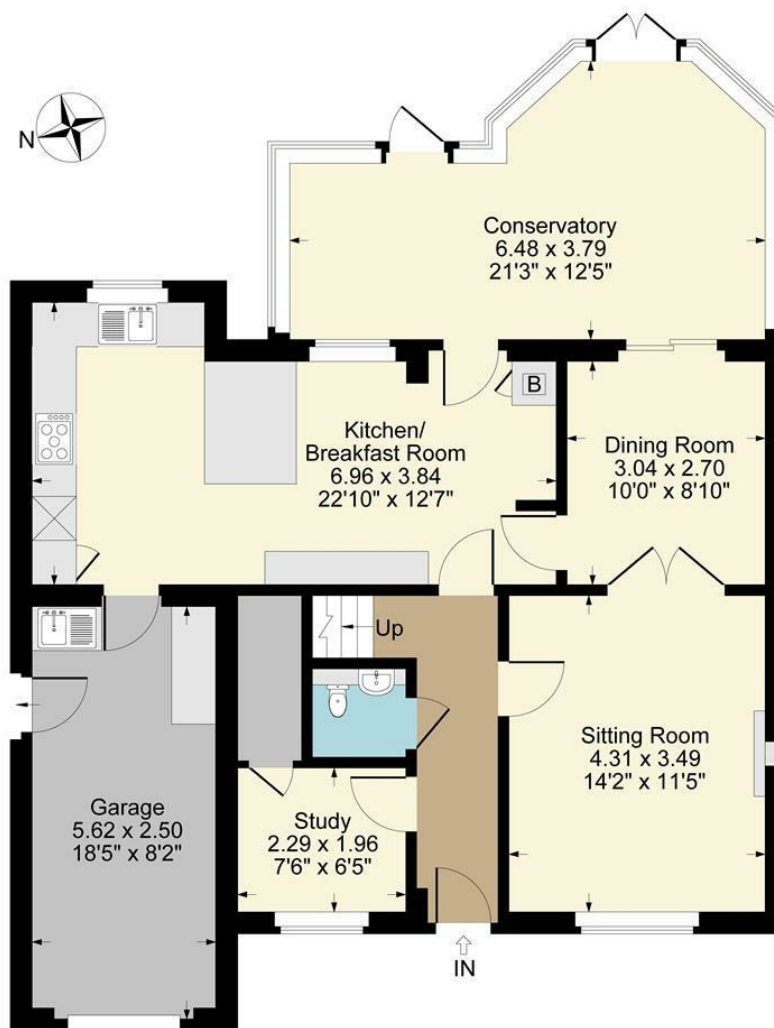


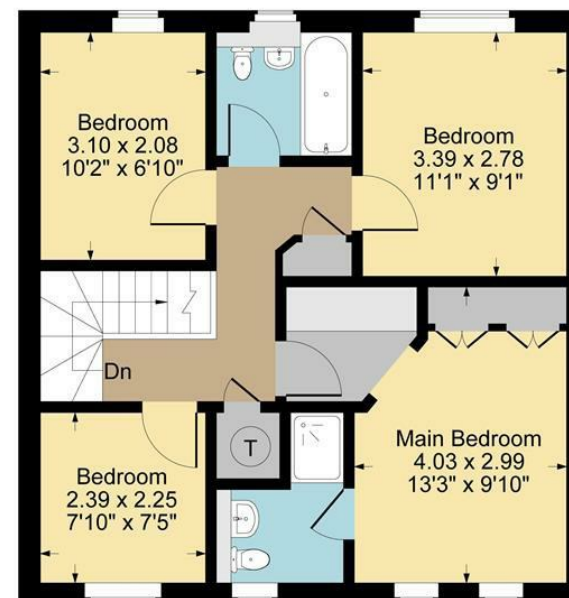


3 Stone Pits Meadow, Wilmcote, Stratford-upon-Avon, CV37 9WA



Garage

Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 85.92 sq m / 925 sq ft
 First Floor = 53.79 sq m / 579 sq ft
 Garage = 14.05 sq m / 151 sq ft
 Total Area = 153.76 sq m / 1655 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Four bedroom detached home
- Popular village location
- Three reception rooms
- Planning permission previously granted for an extension over the garage
- Garage and driveway for four cars
- Presented to a high specification throughout
- NO ONWARD CHAIN



Offers Over £550,000

Located in a quiet cul-de-sac in the popular village of Wilmcote, this four bedroom detached home is presented to a high specification throughout and boasts three reception rooms, main bedroom with en-suite, a landscaped rear garden and a garage with driveway for four cars. Offered with NO ONWARD CHAIN we believe this property is an ideal family home with it's flexible and versatile living. Of particular note is this property has previously had planning permission granted, for an extension over the garage.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

with wc, wash hand basin, built in storage.

STUDY

door to under stairs cupboard.

SITTING ROOM

feature fireplace housing coal effect gas fire with decorative surround and mantle over. Double doors to dining room.

DINING ROOM

sliding doors to conservatory.

FAMILY KITCHEN

matching wall, base and drawer units with granite work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated Neff appliances including five ring gas hob with overhead extractor, eye level oven and grill and a Bosch dishwasher. Space for fridge freezer, wall mounted boiler concealed in kitchen cupboard. Island unit with integrated fridge. Internal door to garage.

CONSERVATORY

running the width of the house, ceiling fan and light, double doors to garden.

FIRST FLOOR LANDING

door to airing cupboard housing hot water tank, and loft access.

MAIN BEDROOM

built in wardrobe and dressing table.

EN SUITE

shower cubicle, wc and wash hand basin, wall mounted heated towel rail.

THREE FURTHER BEDROOMS

BATHROOM

a white suite comprising bath with shower over, wc and wash hand basin, wall mounted heated towel rail.

OUTSIDE

To the rear is a landscaped garden comprising a variety of paved and decked seating areas, along with some raised paved flower beds with pergola and lawn. Flower bed borders to the side and rear and enclosed by fencing. Gated side access and shed.







GARAGE

to front, having up and over door, and also currently used as a utility space offering space for washing machine and tumble dryer, and sink with base cupboards under. Sensor lighting, power and door to side. The property also offers a driveway for four cars and lawned front and side gardens.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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.

AGENTS NOTE: The kitchen was extended into the garage in 2005. No building regulations are currently in place so the vendor will take out an indemnity policy accordingly. The planning reference for the permission to extend over the garage is 04/03596/FUL

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

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

VIEWING: By Prior Appointment with the selling agent.



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.





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serving South Warwickshire & North Cotswolds

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Peter Clarke

