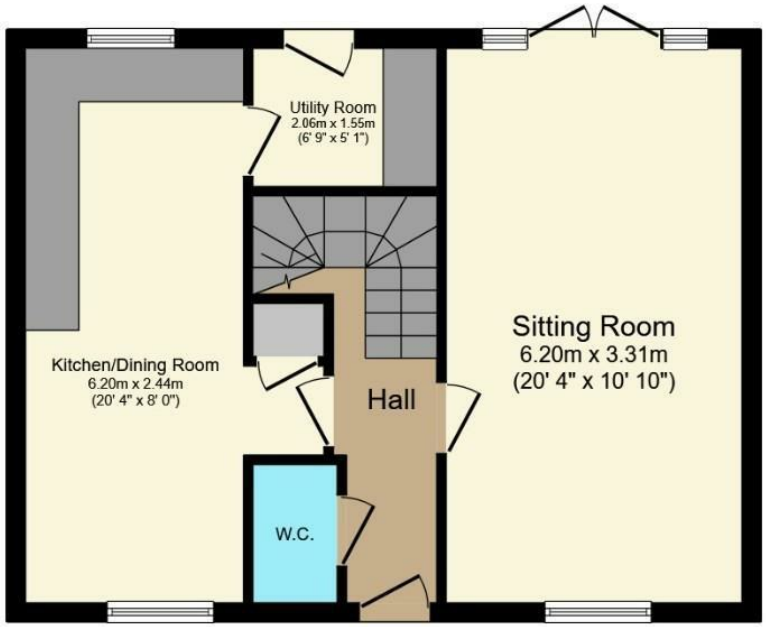
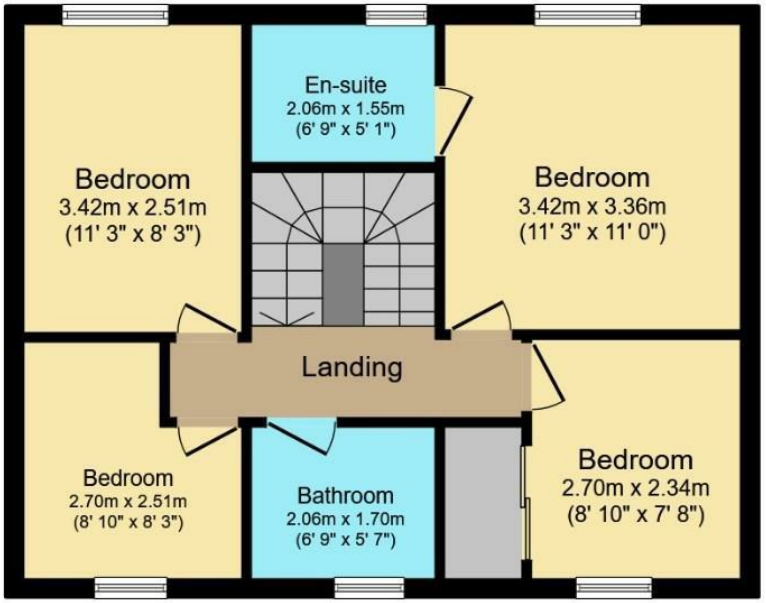



21 Western Heights Road, Meon Vale, Stratford-upon-Avon, CV37 8WP

# 21 Western Heights Road, Meon Vale




Ground Floor




First Floor

Total floor area: 99.3 sq.m. (1,069 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

- Attractive double-fronted detached property
- Pretty gardens to the front and rear
- Welcoming entrance hall and cloakroom
- Spacious dual-aspect sitting room
- Dual-aspect kitchen/dining room
- Separate utility room
- Four well-proportioned bedrooms
- Refitted luxury family bathroom and en-suite
- Home office, stores and off-road parking
- No onward chain

4 2 2

Offers Over £350,000

Beautiful Four-Bedroom Detached Family Home with very attractive Gardens – No Onward Chain. Occupying an attractive position, this beautifully presented double-fronted detached home offers spacious and versatile family accommodation, complemented by delightful gardens, a home office, ample parking and excellent modern fittings throughout. Offered for sale with no onward chain, this is a wonderful opportunity to acquire a ready-to-move-into family home.

## ACCOMMODATION
Front door opens into

## ENTRANCE HALL
with stairs rising to the first floor and access to the principal ground floor accommodation.

## CLOAKROOM
Fitted with a WC and wash hand basin

## SITTING ROOM
The generously proportioned sitting room enjoys a dual aspect, creating a wonderfully light and airy space, with French doors opening directly onto the rear garden.

## KITCHEN/DINING ROOM
The impressive kitchen/dining room also benefits from a dual aspect and is fitted with a comprehensive range of cupboards and work surfaces incorporating a sink with mixer tap and cupboards beneath. Integrated appliances include a dishwasher, oven, grill, microwave and four-ring gas hob, together with space for an American-style fridge/freezer, making this an ideal space for both family living and entertaining.

## UTILITY
A separate utility room provides additional storage and workspace together with plumbing for a washing machine, space for a tumble dryer and houses the gas-fired central heating boiler.

## FIRST FLOOR LANDING
The first-floor landing provides access to the loft space via a loft ladder, with the loft being partly boarded for useful storage.

## BEDROOM
Bedroom one benefits from a refitted luxury en-suite comprising a WC, wash hand basin and large shower cubicle.

## BEDROOM
Bedroom two is a generous double bedroom.

## BEDROOM
Bedroom three includes fitted mirror-fronted wardrobes.

## BEDROOM

## FAMILY BATHROOM
Completing the accommodation is the beautifully refitted family bathroom, fitted with a contemporary suite comprising a WC, wash hand basin and bath with shower screen and rainfall shower over.

## OUTSIDE
To the front of the property, a pathway leads to the entrance door and is bordered by attractively planted flower beds featuring mature shrubs and an established laburnum creating an attractive approach.

The rear garden has been thoughtfully landscaped to







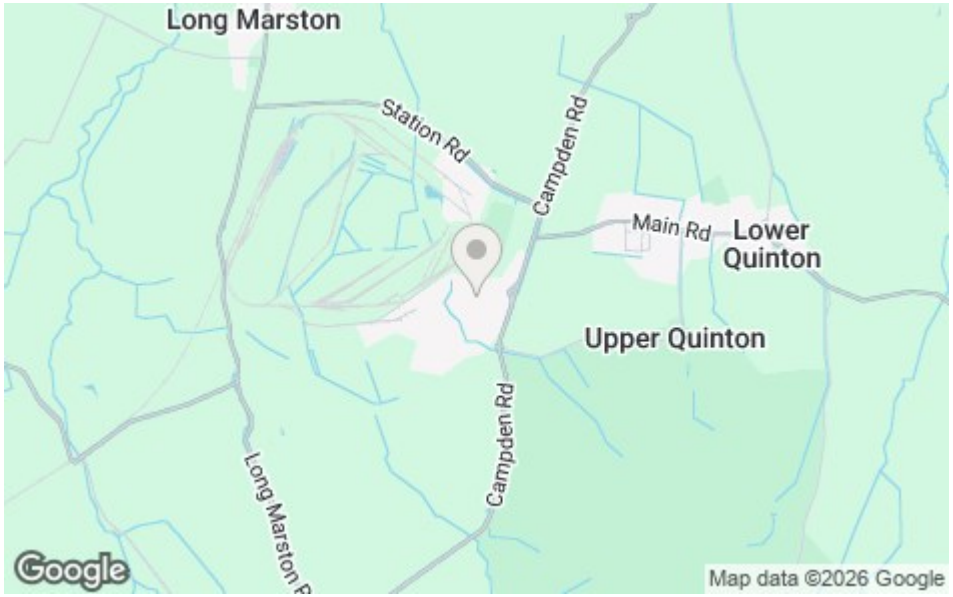

BOSCH














provide two separate patio seating areas, ideal for outdoor dining and entertaining. Attractive sleeper-edged borders surround a feature pond and include apple trees, jasmine and a wide variety of mature planting, creating a colourful and private garden.

There is access to a useful home office together with adjoining stores featuring an up-and-over door, offering excellent storage and potential to convert back into a garage if required. The property also benefits from off-road parking and a garden shed.

## GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. We have been advised by the vendor that there is a current annual estate maintenance charge of approximately £350 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26)

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

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

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Winkworth