



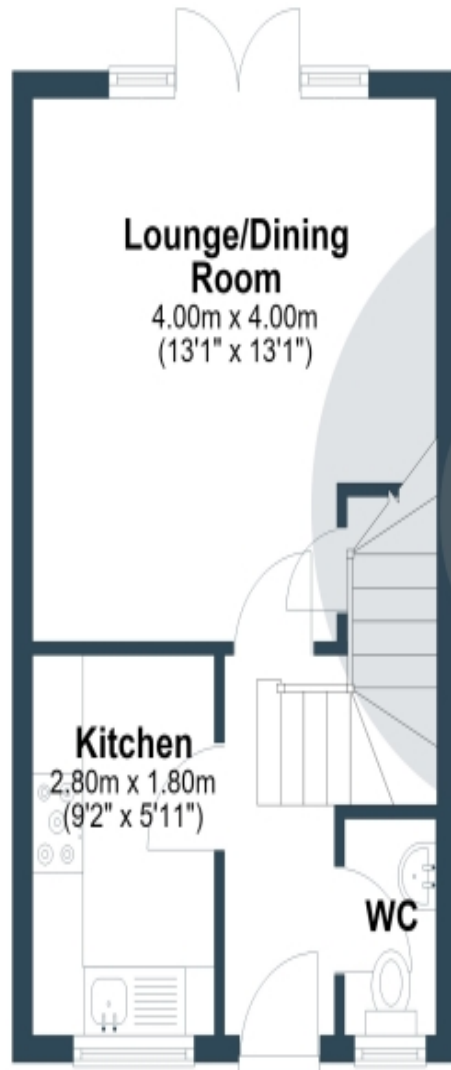
**Macbeth Road, Meon Vale, Stratford-Upon-Avon, CV37
8YN**

Offers In Excess Of £250,000



Ground Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 55.1 sq. metres (593.4 sq. feet)

An ideal first-time or investment purchase, where the current owners present their home to an exceptional standard throughout. A modern home that offers a real turnkey opportunity to the lucky new owner. Built by St Modwen Homes in the last 9 years, offering a mixture of brick and Cotswolds stone, creating an obvious kerb appeal.

Positioned on the edge of the highly regarded Meon Vale development, ideally located for the Cotswolds and Stratford-upon-Avon.

Meon Vale offers a range of amenities, including a village hall, leisure centre, highly regarded Primary school, and a convenience store. There are several green spaces to enjoy, including a children's adventure playground, woodland doggie walks, and access to the Greenway, which gives off-road cycling/walking access directly to Stratford-upon-Avon town centre. There is a real community feel to the development, and anyone moving here will not be disappointed.

Nestled on the edge of the development with a private aspect and garden, creating an unusual, discreet aspect for a modern estate.

The accommodation is light and airy, with style and every corner, we advise viewing sooner rather than later.

On entering through the front door, you are welcomed into the property with views through to the garden. The modern kitchen is positioned at the front of the property with a range of fitted wall and base units. Integrated for your convenience are all your required appliances, including; is a four-ring electric hob, double oven, washing machine, dishwasher, and fridge freezer.

The spacious sitting-through dining room offers ample space for relaxing in front of the TV and also enjoying a spot of dinner at the table. The garden is directly accessed via French doors, bringing the outside in.

The ground floor is completed with the cloakroom/W.C.

Upstairs are two double bedrooms running the full width of the property; the master bedroom enjoys fitted wardrobes and views over the garden. The family bathroom has a shower over the bath and a heated towel rail.

Outside is a pretty, enclosed private garden laid to lawn with a patio area ideal for a BBQ and a glass! Enclosed by fencing with side gated access to the driveway, allowing parking for two cars. For added convenience, there is a PodPoint EV charger fitted.

Pop a call to arrange your viewing appointment.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

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.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.







Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk