



17 Badgers Way, Bishopton, Stratford-upon-Avon, CV37 0UJ

- Four double bedrooms
- Sitting room and conservatory
- Garage and car port
- Main bedroom with en suite
- Accommodation over three floors
- Located towards the end of a cul de sac
- Conveniently located for transport links



£430,000

Located towards the end of a cul-de-sac is this four DOUBLE bedroom home, boasting accommodation over three floors along with a garage and car port. Conveniently located north of the river, and offering convenient access to Stratford Parkway and the motorway transport links, this home offers flexible and versatile living and enjoys a conservatory at the rear to really enjoy the garden all year long

#### ACCOMMODATION

Entrance hall. Breakfast kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated five ring gas hob with over head extractor, eye level oven and grill, integrated fridge freezer, dishwasher and washing machine. Cloakroom wider than average and having a wc with concealed cistern and pedestal wash hand basin. Sitting room over looking garden, door to under stairs storage cupboard. Conservatory with double doors to garden.

First floor landing. Two bedrooms with fitted wardrobes and a further double bedroom. Bathroom with a white suite comprising bath with shower over, wc and wall mounted wash hand basin, wall mounted heated towel rail.

Top floor landing with storage cupboard housing Megaflo hot water tank. Main bedroom with fitted wardrobes and loft access. En suite with shower cubicle, wc and wall mounted wash hand basin, wall mounted heated towel rail.

Outside to the rear is a low maintenance landscaped garden comprising a paved patio seating area and a plum stone chipping landscape. The garden is enclosed by fencing and flower beds, steps lead down to the side access that in turn leads to the garage. To the side is a tarmac driveway allowing parking for two cars and a garage with up and over door and also a car port. To the front is a landscaped front garden and a stepped path to the front door.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is a service charge payable for the maintenance of the communal areas of approximately £150 pa. This should be checked by your solicitor before exchange of contracts.

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

**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.

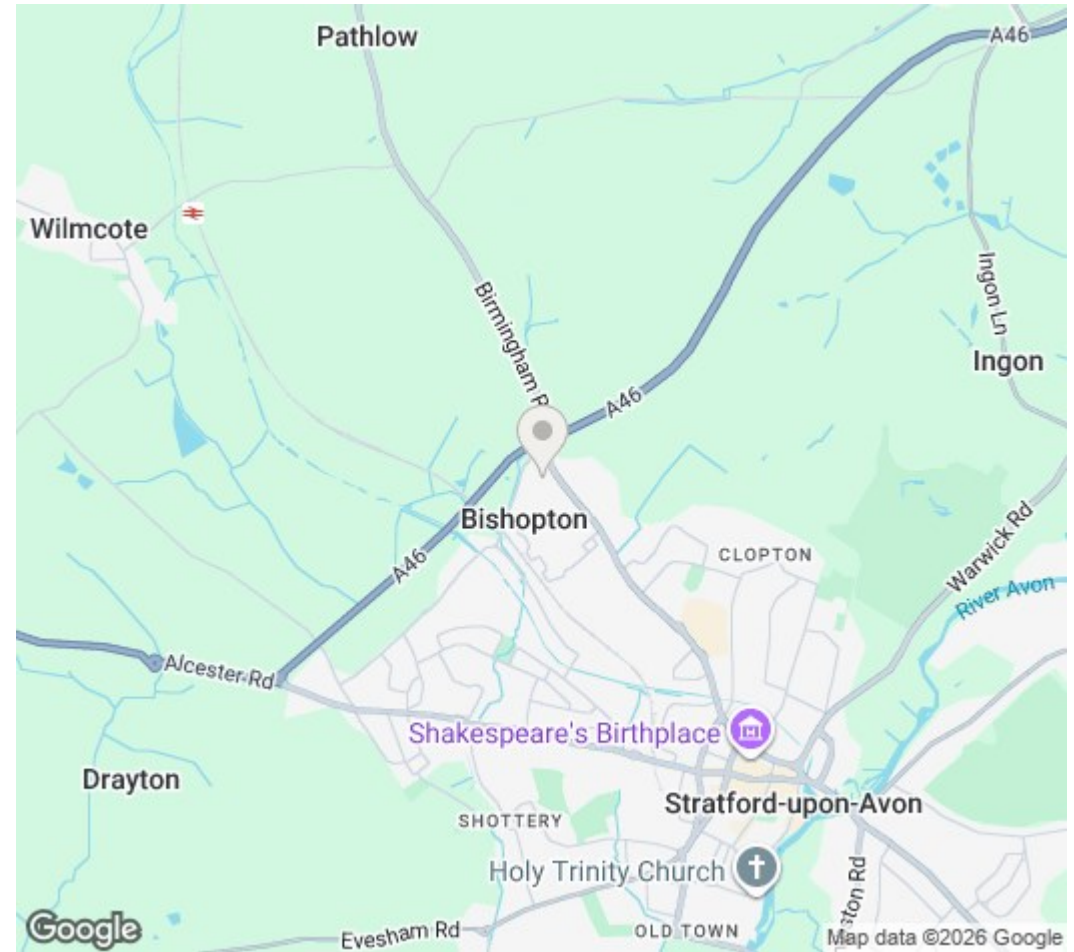


17 Badgers Way, Bishopton



Approximate Gross Internal Area  
 Ground Floor = 55.50 sq m / 598 sq ft  
 First Floor = 44.30 sq m / 477 sq ft  
 Second Floor = 38.28 sq m / 412 sq ft  
 Garage = 16.97 sq m / 183 sq ft  
 Total Area = 155.05 sq m / 1670 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

 Denotes restricted head height



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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