3 Arden Mews, Station Road, Wilmcote, Stratford-upon-Avon, Warwickshire, CV37 9UG

- NO ONWARD CHAIN
- Two double bedrooms and two bathrooms (one en suite)
- Set back from the road
- Gardens to front and rear
- Garage and off road parking
- Popular village of Wilmcote, just north of Stratford upon Avon

2 2 1

£330,000

Rarely available, a two double bedroom modern mews home, located in the popular village of Wilmcote and having the unusual benefit of a GARAGE and allocated parking with gated access. Comprising entrance hall, kitchen, sitting/dining room, two double bedrooms, bathroom and a low maintenance rear garden. Stratford upon Avon is four miles and M40 junction 15 is nine miles. The railway station in Wilmcote is approximately five minutes walk. NO ONWARD CHAIN

## ACCOMMODATION

Entrance porch. Entrance Hall. Kitchen with matching wall, base and drawer units with work surface over and incorporating sink and drainer unit, integrated oven with four ring hob and overhead extractor fan, space for appliances. Sitting/Dining Room having doors onto garden.

First floor landing with loft access and door to storage cupboard. Main Bedroom with En Suite comprising shower cubicle, wc and wash hand basin. Bedroom Two. Family Bathroom comprising bath with shower over, wc and wash hand basin.

Outside to the rear is a low maintenance garden with gated rear access to the garage, which is accessed via gates, and allocated parking space.

## 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.

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

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.

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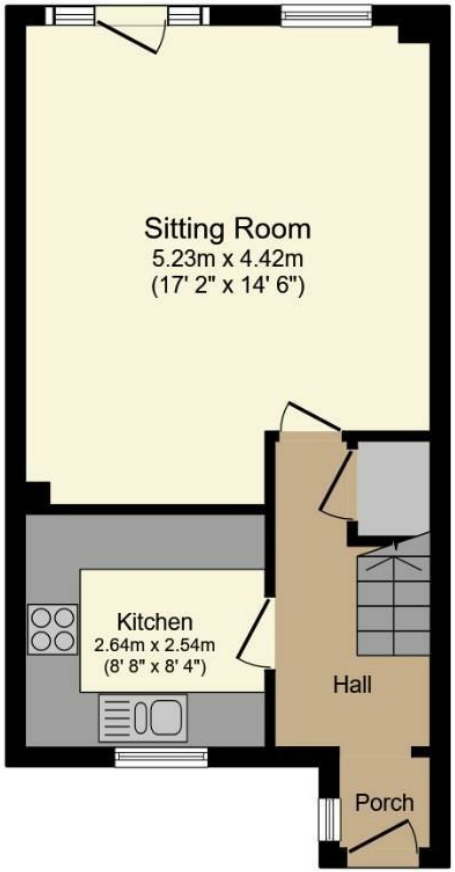
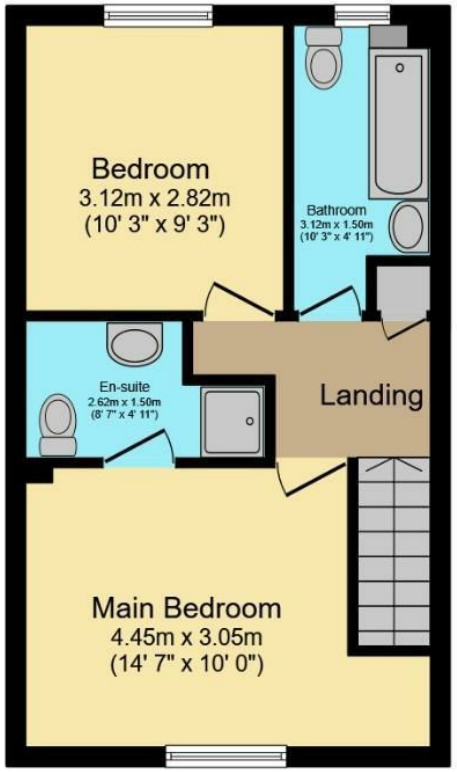



## Ground Floor

Floor area 35.9 sq.m. (386 sq.ft.)

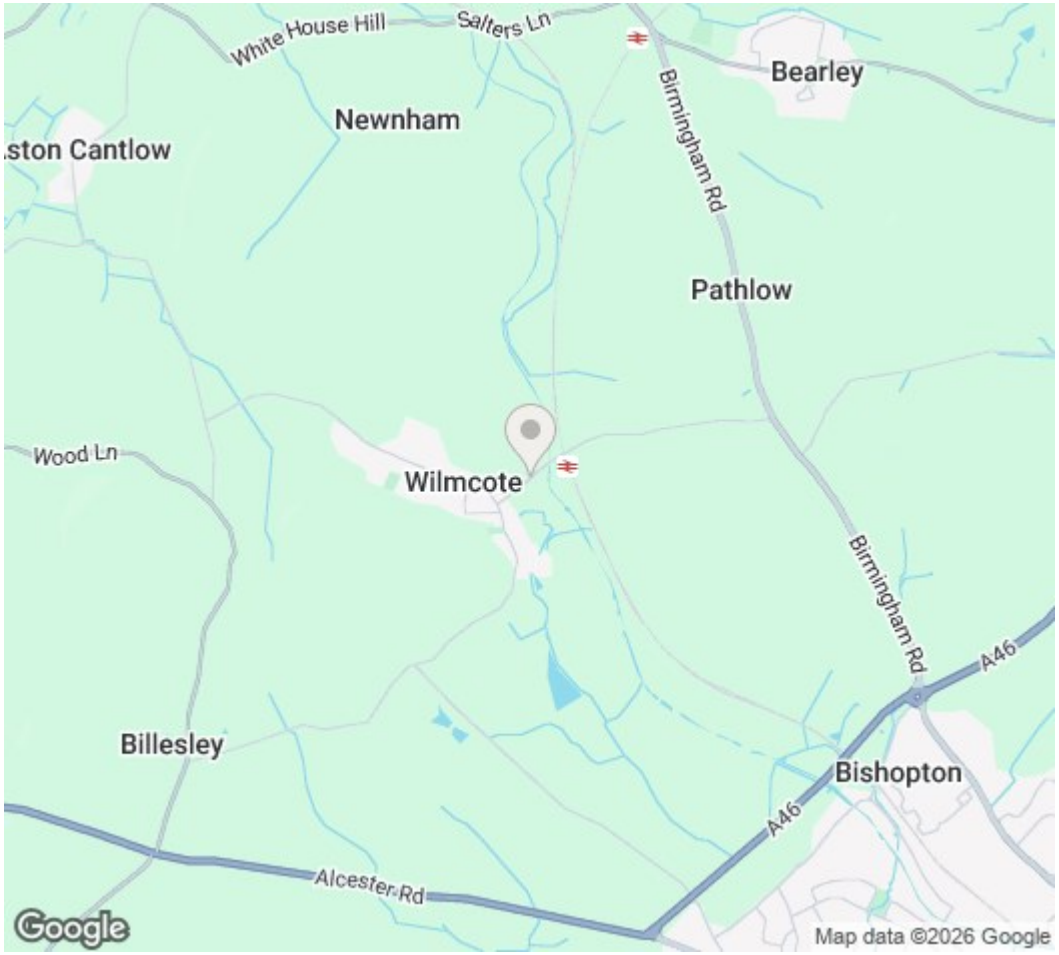



## First Floor

Floor area 34.8 sq.m. (374 sq.ft.)

Total floor area: 70.7 sq.m. (761 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

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