

Pyrrhula-Pyrrhula 11 St. Marys Acre, Bearley, Stratford-upon-Avon, Warwickshire, CV37 0SY

- NO CHAIN
- Link attached attractive bungalow, very well presented
- Tucked away position with fields to rear
- Quality refitted kitchen
- Sitting room with stove
- Main bedroom with refitted en suite
- Bedroom 2 and Bedroom 3/Dining Room
- Utility, cloakroom and bathroom
- Off road parking, garage and attractive gardens
- First time on the market since built in 1986

3 2 1

Guide Price £500,000

ACCOMMODATION

A sliding door leads to porch. Front door to spacious hall with airing cupboard, access to part boarded roof space with fold down ladder and light tunnel. Sitting room with sliding door to garden having views of fields to rear, brick fireplace housing Stove gas fire, light tunnel. Dining room/Bedroom 3 with views of garden. Refitted Opus kitchen with one and a half bowl sink with taps over plus hot water tap and fitted with a range of gloss fronted units, cupboards with pull out shelves, useful pull out corner shelving, four burner gas hob with glass splashback, double oven and microwave, built in dishwasher, downlighters. Utility room with built in fridge freezer, built in washing machine and dryer.

Bedroom 1 with fitted wardrobes, cupboards. Refitted en suite with wc, wash basin and shower cubicle, tiled splashbacks, chrome heated towel rail, tiled floor and underfloor heating. Bedroom 2 with double doors to wardrobes and double doors to storage cupboard having fitted desk. Bathroom with wash basin and bath with thermostatic shower over, tiled splashbacks. Cloakroom with wc.

Outside there is a small drive shared with two neighbouring properties, leading to block paved off road parking with access to garage having electric up and over door to front, power and light, pedestrian door to rear. Block paving to front with attractive evergreen, shrub and perennial planted borders. Gated access to side where there is block paved patio, lawn, evergreen, shrub and perennial planted borders and adjoining fields to the rear. There is CCTV to the front, side and rear of the property.

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 electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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: Ultrafast available (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 70% Vodaphone (Checked on Ofcom Oct 26)

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

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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Total Approx. Floor Area 101.20 Sq.M. (1089 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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