



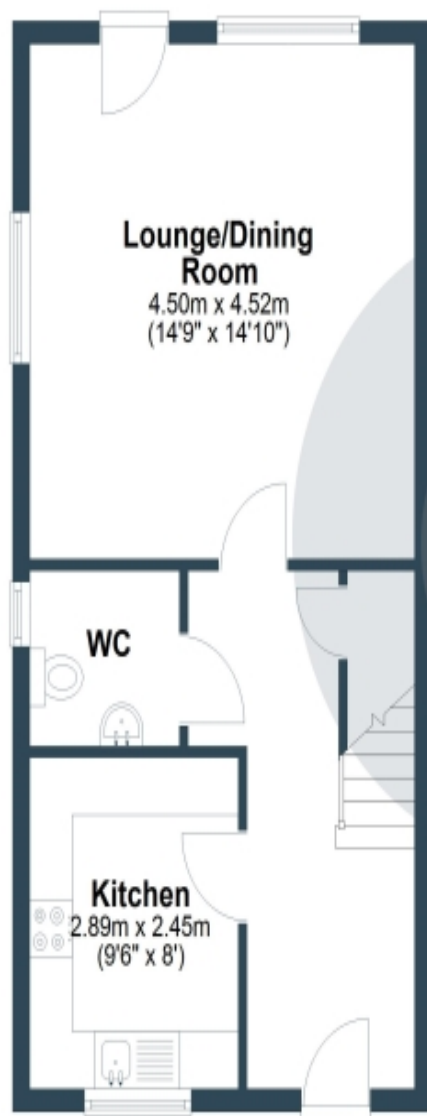
Hewlands Crescent, , Stratford-upon-Avon, CV37 9YD

Fixed Price £164,250



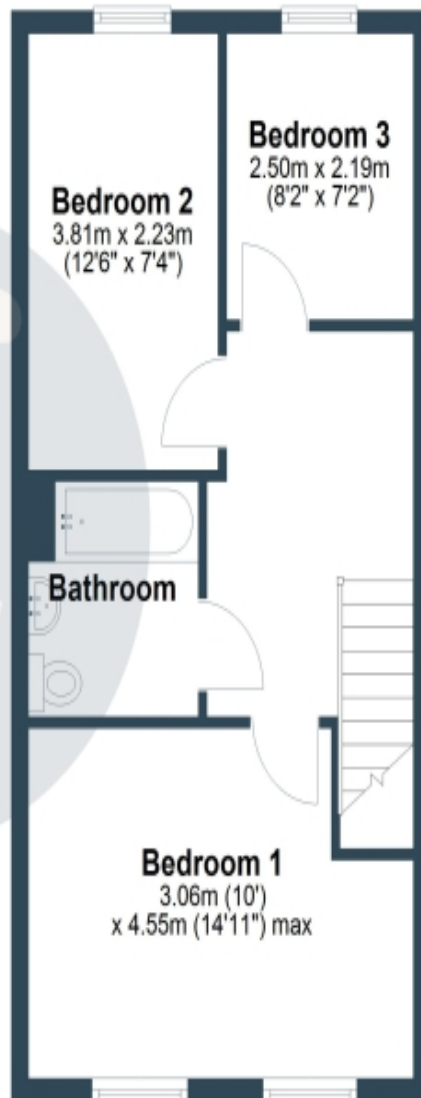
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 82.4 sq. metres (887.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ideal for a first-time buyer looking to step onto the property ladder, but with assistance via the shared ownership scheme.

A great opportunity to purchase a 45% share of this modern home, with options to staircase in the future to a higher share or full ownership.

The current owners have lovingly maintained their home for the past two years and are now looking to make the next step on the ladder, passing this beautiful home to the next owners ready to make new memories.

Nestled on the edge of a recently built development that is already highly regarded, known as "The Chancery". Number 3 enjoys a discreet position set back from the road, enjoying an elevated spot and a private landscaped garden.

What we love about this three-bedroom home is the light and airy accommodation; the natural light drenches the accommodation throughout. The decor offers neutral tones with a perfect blend of charm and contemporary. If you are looking for a home where access to the town is convenient but you would still like to feel you are out of the hustle and bustle, then this is the home for you.

On arrival, there are two allocated spaces for you to choose from, creating ease and no arguments!

The welcoming hallway provides access to the accommodation and first floor, together with cloak storage under the stairs. To the left of the hallway is the stylish, modern kitchen fitted with a range of matching wall and base units with an integrated four-ring gas hob and electric oven. There is useful space for the dishwasher, fridge freezer, and washing machine. Positioned at the front of the property with an open street view over the estate.

At the rear of the property is a spacious sitting through dining room, offering ample space for dining and relaxing with direct access via a French door to the garden. Boasting a dual aspect with views over the private garden, ideal for the summer evenings and a BBQ or watching the kids play.

Completing the ground floor is the convenience of the cloakroom/W.C.

Upstairs are three generous bedrooms, all of a good size to coordinate all your furniture needs. They share the family modern bathroom with a shower over the bath, complementary tiling, and a heated towel rail.

Outside is an enclosed rear garden, which is ease of maintenance via an artificial lawn and paved patio for a spot of alfresco dining. There is a useful timber shed and gated side access to the front and parking.

We recommend viewing sooner rather than later to appreciate the position and presentation of this modern home.

To note- the property is being sold with a 45% share with WH Group. The rent for the 55% share is £534.33, which also includes the service charge and buildings insurance. This must be verified by a solicitor.

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.

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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.

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