

2 Glebe Estate, Wilmcote, Stratford-upon-Avon, CV37 9XL

- Extended three bedroom semi-detached property
- Convenience and idyllic village charm
- Opposite village green
- Two separate entrances and two car driveway
- Conservatory
- Ground floor cloakroom

3 1 2

Guide Price £350,000

Nestled behind a welcoming green frontage and a storm porch on the Aston Cantlow Road, this fantastically situated and extended three-bedroom semi-detached home offers the ultimate blend of convenience and idyllic village charm. Complete with two separate entrances and a convenient driveway. Directly facing a tranquil village green on Wilmcote's most desirable road, this exceptional property immediately captures your attention with its kerb appeal and enviable setting.

ACCOMMODATION

Storm porch leads to entrance hall. Kitchen with range of cupboards, built-in double oven, four ring gas hob, extractor hood, one and a half bowl sink with drainer, space for washing machine, space for fridge-freezer, pantry, electric heater. Boot Room with space for freezer, electric heater. Cloakroom with wc, wash hand basin, cabinet Sitting Room with wood feature fireplace, log burner, bay window, space for dining table, French doors leading to the conservatory.

First Floor Landing with airing cupboard. Bedroom One overlooking garden. Bedroom Two with fitted wardrobes. Bedroom Three with built in cupboard. Bathroom with walk-in shower, wash hand basin, wc.

Outside to the front is a lawn with path leading to storm porch. The rear garden is mainly lawned with a patio, shed and side passage.

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.

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: Superfast available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov 26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

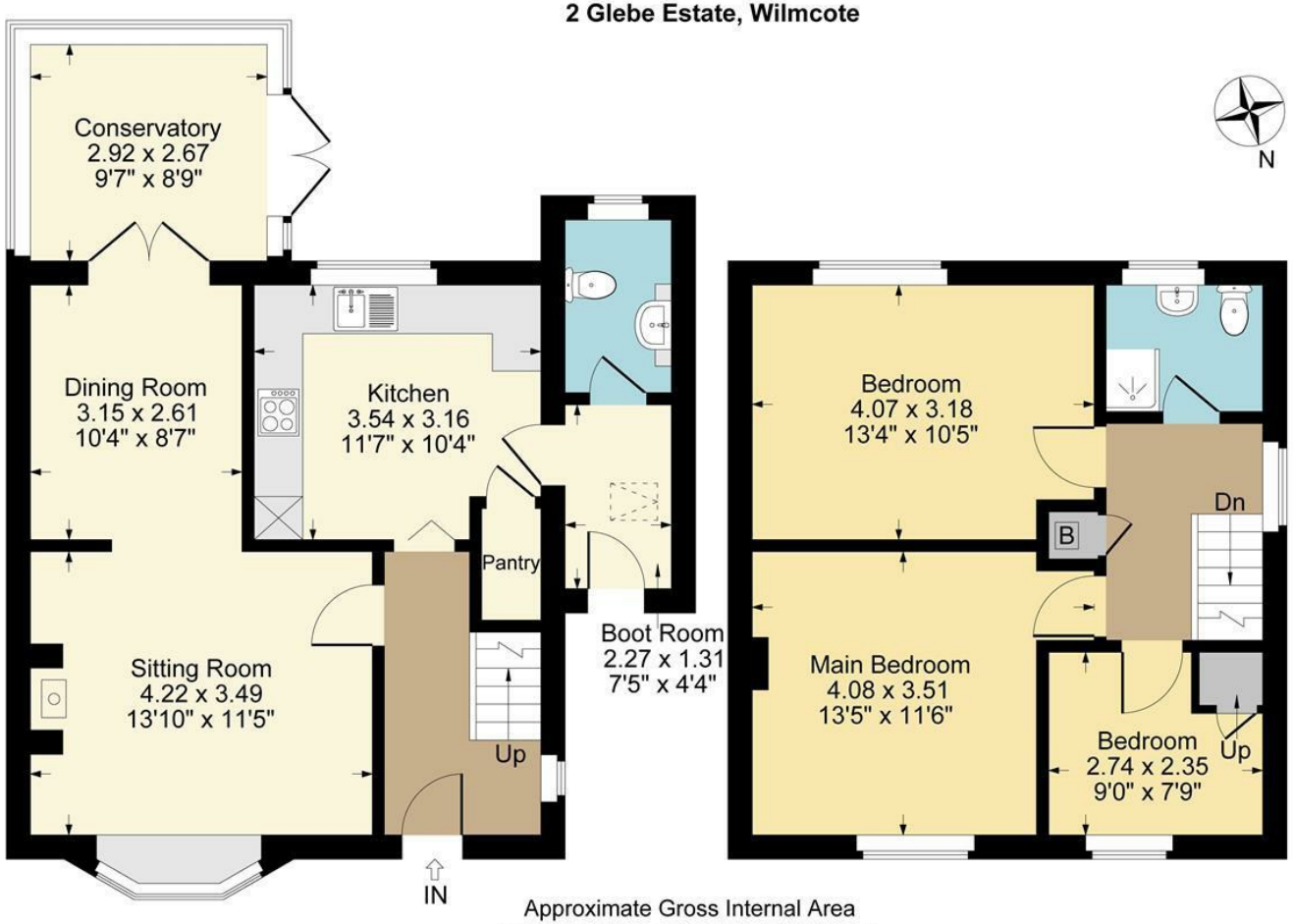
VIEWING: By Prior Appointment with the selling agent.







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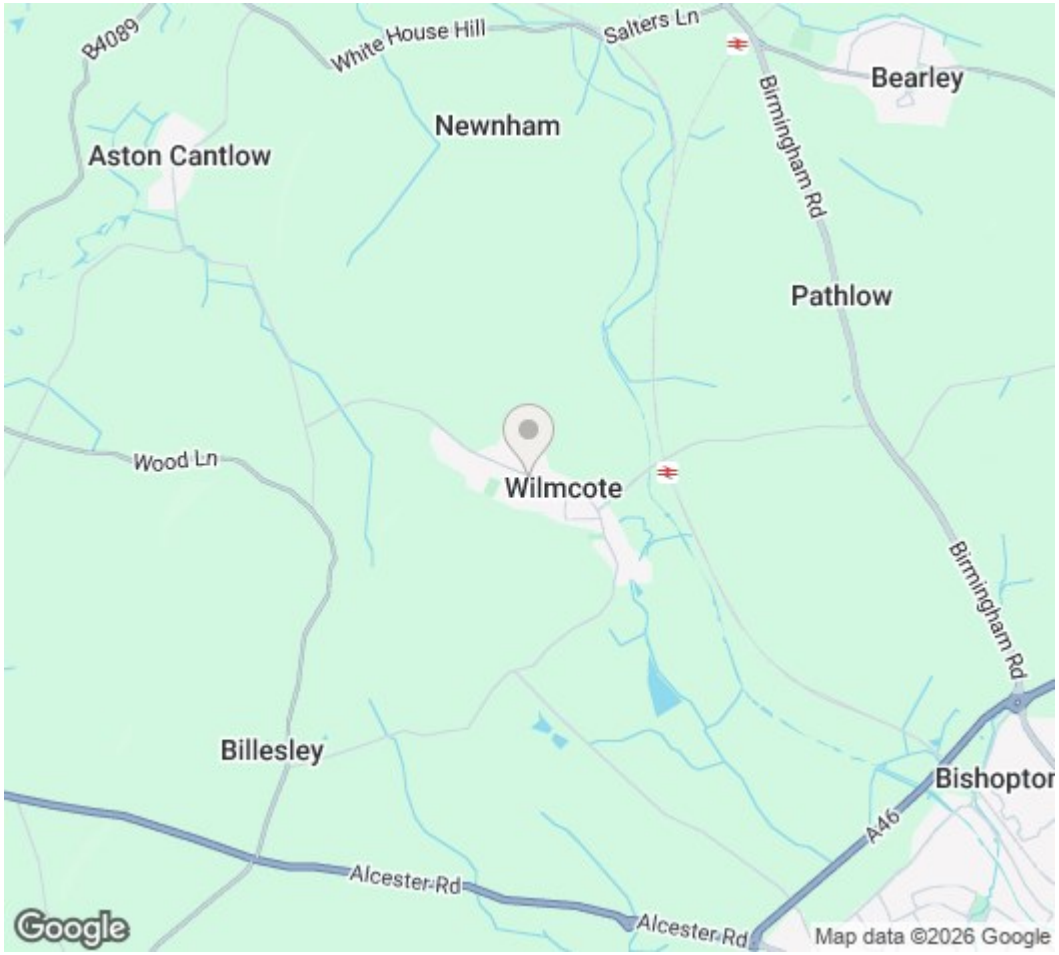
Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 59.60 sq m / 642 sq ft
First Floor = 42.71 sq m / 460 sq ft
Total Area = 102.31 sq m / 1102 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.