

Peter Clarke



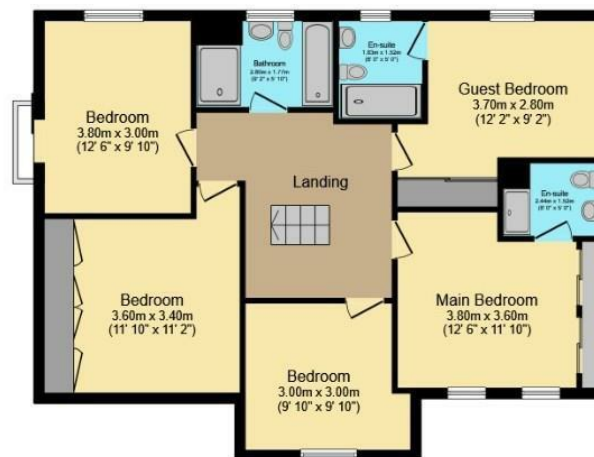
50 Roebuck Road, Bishopston, Stratford-upon-Avon, CV37 0UR

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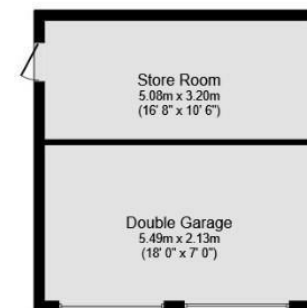
Ground Floor

Floor area 89.2 sq.m. (960 sq.ft.)



First Floor

Floor area 89.5 sq.m. (964 sq.ft.)



Garage

Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 210.2 sq.m. (2,263 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

- Detached family home
- Open plan kitchen/family room, and utility
- Three reception rooms including sitting room with log burner
- Five bedrooms, two with en suites, plus family bathroom
- Private garden next to tree lined land
- Double garage and driveway
- Conveniently located north of the river with walking distance of Stratford Parkway Railway Station



Guide Price £750,000

Tucked away in the corner of this no through road, this unrivalled five bedroom, three bathroom and three reception room, detached family home also boasts a utility room and double converted garage. Having been upgraded in numerous places this home offers versatile hosting options with its open plan kitchen and independent receptions, all with the convenience of access to Stratford town centre, the Stratford Parkway Railway Station, the Maybird Shopping Centre and M40 motorway.

ACCOMMODATION

ENTRANCE HALL

with hand made shoe storage cupboard and under stairs storage.

CLOAKROOM

with wc and wash hand basin.

KITCHEN/FAMILY ROOM

with range of cupboards and work surface incorporating one and a half bowl sink with drainer, induction hob, hood extractor, integrated double oven, integrated dishwasher, integrated fridge freezer.

UTILITY ROOM

with integrated washing machine, integrated tumble dryer, one and a half bowl sink with drainer, water tank in airing cupboard.

SITTING ROOM

Fireplace with log burner, and French doors into the garden.

DINING ROOM

FIRST FLOOR LANDING

MAIN BEDROOM

with fitted wardrobes.

EN SUITE SHOWER ROOM

walk in shower cubicle, wall hung wc, wall hung basin, heated towel rail.

BEDROOM

with fitted wardrobes.

EN SUITE SHOWER ROOM

walk in shower cubicle, wall hung toilet and wall hung basin.

BEDROOM

with built in wardrobes.

BEDROOM

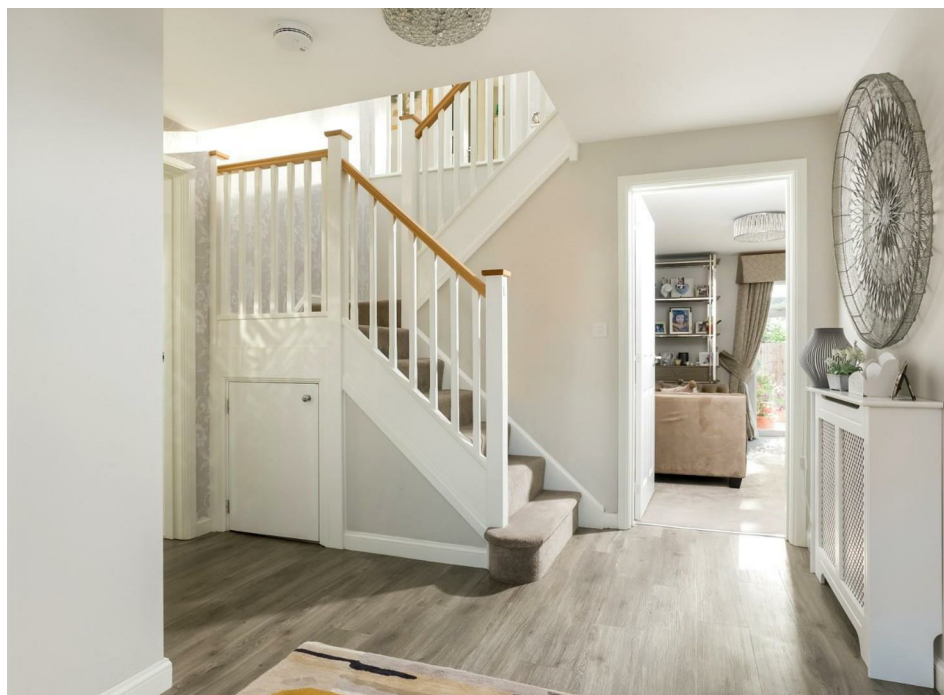
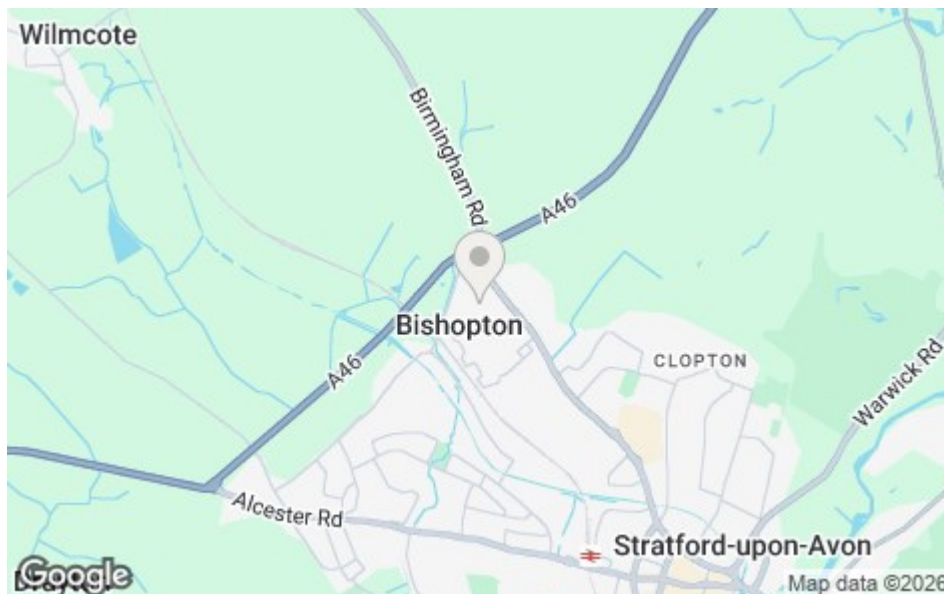
BEDROOM

FAMILY BATHROOM

Bath, walk in shower cubicle, wall hung wc, wall hung basin, heated towel rail.







OUTSIDE

DOUBLE GARAGE

with eaves storage. The rear is converted to an insulated room with electrics and has the potential for a gym space. The front of the garage is now storage space.

PRIVATE REAR GARDEN

This is not overlooked due to the tree lined land at the rear of the garden. There is a decked corner, gravelled perimeter, path and garden shed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual maintenance charge of £TBC. 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 G.

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

VIEWING: By Prior Appointment with the selling agent.

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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