

Peter Clarke

IN ASSOCIATION WITH

Winkworth

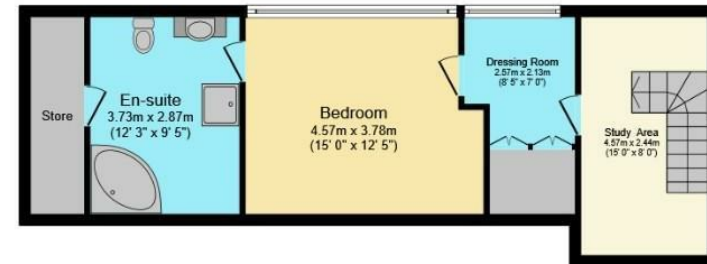


25 Swanfold, Wilmcote, Stratford-upon-Avon, CV37 9XH

# 25 Swanfold, Wilmcote, CV37 9XH



**Ground Floor**  
Floor area 130.3 sq.m. (1,403 sq.ft.)



**First Floor**  
Floor area 51.0 sq.m. (549 sq.ft.)

**Total floor area: 181.3 sq.m. (1,952 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](http://www.Propertybox.io)

- Beautifully presented, extended detached dormer bungalow
- Flexible accommodation of approx 1,952 sq.ft. (inc garage)
- Good sized front and rear gardens adjoining playing field and nature reserve to rear
- Two reception rooms
- Four bedrooms and three bathrooms
- Parking and large garage
- Sought after quiet village location



Guide Price £625,000

Located in a sought after village and providing 1,952 sq.ft. (inc garage), of very spacious and flexible accommodation, is this four bedroom detached dormer bungalow situated in a very quiet position adjoining a playing field and nature reserve to the rear. Upgraded and very well presented accommodation, with three bathrooms, parking and large garage, good sized plot with front, side and rear gardens.

### ACCOMMODATION

Front door leads to

### ENTRANCE HALL

with wood effect floor.

### SITTING ROOM

with wood effect floor, bi-folding doors to garden.

### DINING ROOM

with folding doors to garden.

### REFITTED KITCHEN

with range of contemporary grey units and work surfaces incorporating sink, built in oven and grill, four burner gas hob, built in washing machine, built in fridge freezer, built in dishwasher, pan drawers.

### GROUND FLOOR BEDROOM TWO/RECEPTION ROOM

with dual aspect.

### EN SUITE

with wc, wash basin and shower cubicle.

### BEDROOM THREE

### BEDROOM FOUR

### SHOWER ROOM

with wc, wash basin with drawers below, shower cubicle.

### LANDING/STUDY AREA

with under eaves storage.

### DRESSING ROOM

with fitted wardrobes.

### BEDROOM ONE

### EN SUITE

with wc, wash basin, bath, separate shower cubicle. Access to

### BOILER ROOM/STORAGE AREA

### OUTSIDE

There is blocked paved off road parking to the front. Lawned front garden with planted borders. Gardens to side, gated access leading to rear garden.

### LARGE GARAGE

with electric up and over door.







### **REAR GARDEN**

With paved patio seating area, lawn, evergreen shrub and perennial planted borders, mature trees, decked seating area to the rear of the garden.

### **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 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.

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

**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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AN ASSOCIATE COMPANY OF

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