

Peter Clarke



23 Swanfold, Wilmcote, CV37 9XH

- Enviably positioned at the end of the road
- Approx 0.45 acre plot, adjoining playing field
- In need of updating, with potential (STPP)
- Spacious accommodation
- Sitting room, dining room, kitchen
- Three double bedrooms and bathroom
- Parking and good sized garage
- Good sized mature gardens
- NO CHAIN



Offers Over £500,000

**** Best & Final Offers by 12noon Monday 19th January**** Situated in an enviable position at the end of the road, with an approx. 0.45 acre plot, adjoining a playing field, is this good sized three bedroom detached bungalow requiring updating, with potential (STPP). Sitting room, dining room, kitchen, three double bedrooms, bathroom, driveway, good sized garage and good sized mature gardens. NO CHAIN

ACCOMMODATION

A front door leads to entrance hall with cloaks cupboard. Sitting room with dual aspect and sliding door to garden. Dining room with dual aspect. Kitchen with range of cupboards and work surface, sink, electric hob, built in oven and grill, space and plumbing for washing machine, space for dryer, space for fridge freezer, airing cupboard with hot water cylinder, ladder to boarded loft with light.

Bedroom One. Bedroom Two with built in wardrobes and dressing table. Bedroom Three with built in wardrobes. Bathroom with wc, wash basin and large shower cubicle.

Outside there is block paved off road parking leading to a garage. Garden store, gardeners wc, boiler cupboard and access to oil tank. The front gardens are lawned with mature trees, evergreen and herbaceous borders, access to both sides. Lawned rear garden with hedging, adjoining fields. The garden extends round to the side which is also lawned with mature trees, leading to a further wooded and overgrown garden area.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil 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.

AGENTS NOTE: A covenant will be placed on the garden that no separate dwelling that is not ancillary to 23 Swanfold can be built on the garden.

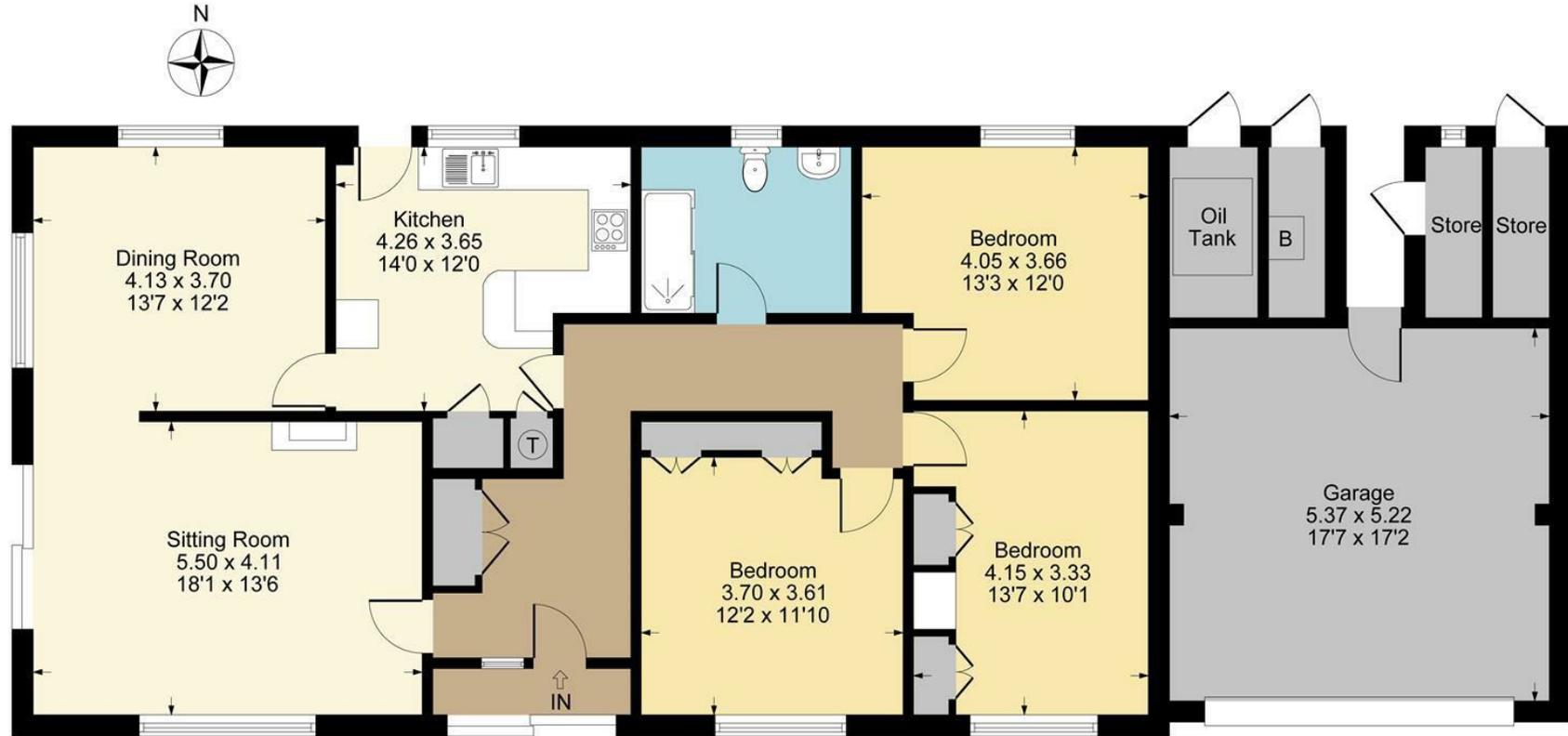
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the selling agent.



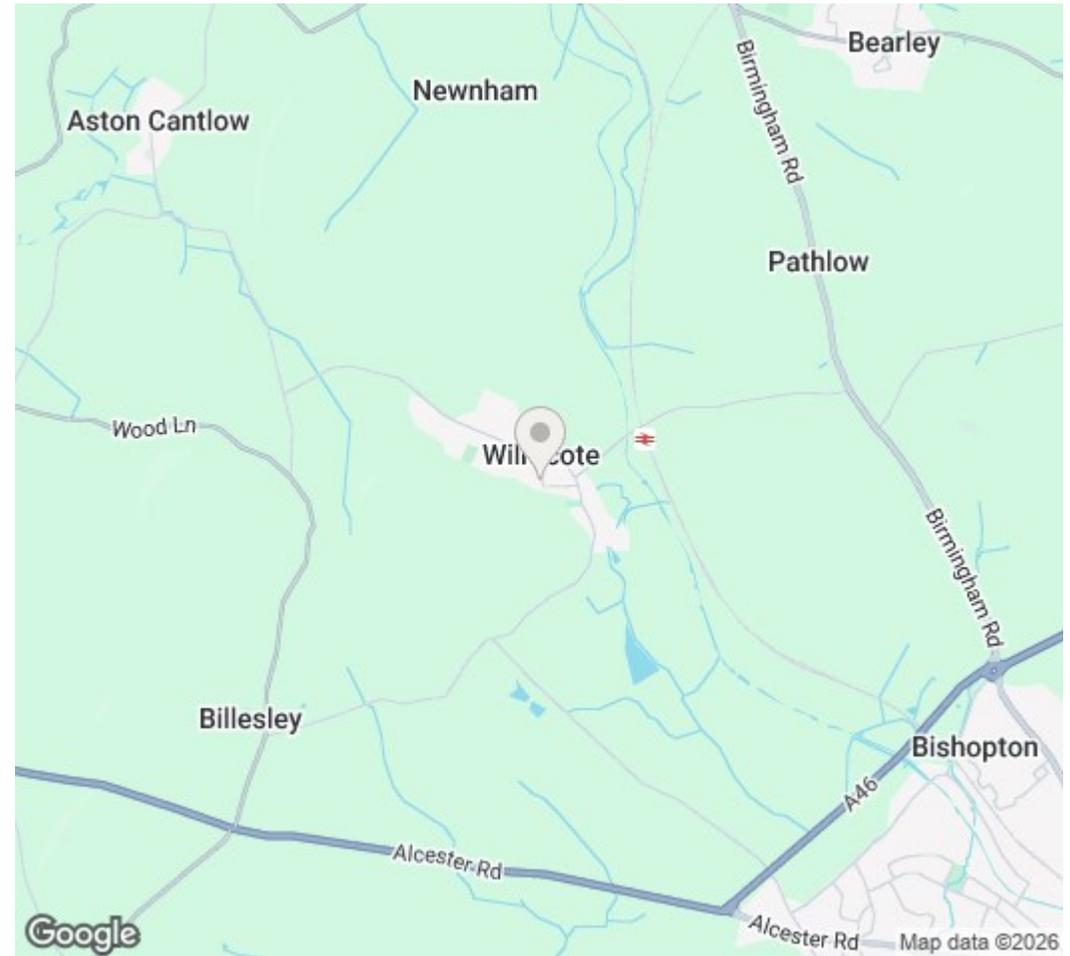
23 Swanfold



Ground Floor

Approximate Gross Internal Area = 165.93 sq m / 1786 sq ft
(Including Garage)

Illustration for identification purposes only,
measurements are approximate, not to scale.



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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