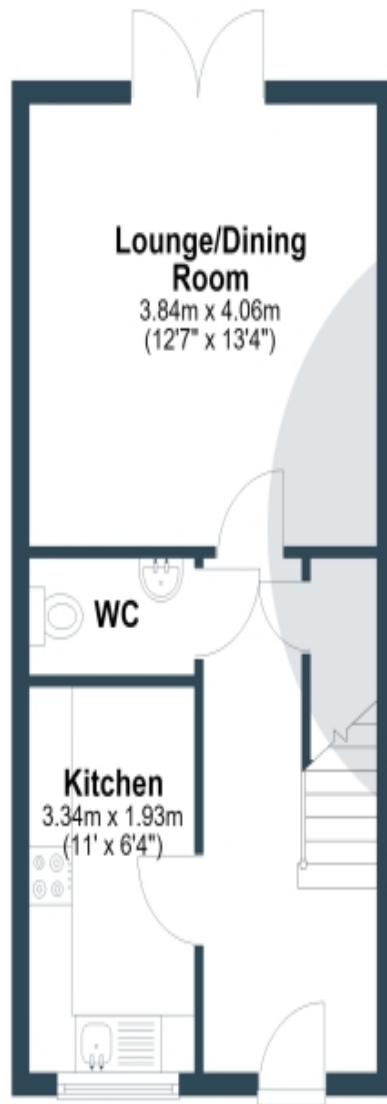






## Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 68.2 sq. metres (733.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A modern home built just four years ago, with a remaining 6 years of an NHBC! Nestled discreetly behind a central grassed island, set behind a private road on the edge of the highly regarded small development. Allowing easy access to the Parkway and motorway links. The current owner has lovingly cared for this beautiful home and presents it to a stylish standard throughout. Positioned on the edge of a modern estate, allowing easy access to motorway links and Stratford parkway.

Red Blush Grove is, on the edge of Stratford-upon-Avon, just a mile and a half from the centre of town. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. There are a great many quality restaurants, public houses, shops, and dining pubs with excellent reputations all within a couple of miles of the house.

The decor enjoys clean lines, neutral tones, and a contemporary presentation throughout. Ideal as a first-time or investment purchase, a true turnkey home.

Set back from the road, behind a lawned garden and driveway, boasting a kerb appeal and inviting appeal.

Once you have arrived, you can choose from one of your two allocated spaces, and you will be welcomed into the entrance hall with an LVT floor. The convenience of a cloakroom/W.C for guests to use is positioned on the ground floor.

The kitchen is accessed via an open entrance and positioned at the front of the property. The kitchen enjoys a range of wall and base units. Integrated is a four-ring induction hob, oven, and washing machine. There is useful space for a fridge freezer and dishwasher.

At the rear of the property is a light and airy sitting through dining room allowing ample space for relaxing and dining, and French doors onto a private garden.

Upstairs are two double bedrooms running the full width of the property. Completing the first floor is the bathroom with a low-level w.c, a wash hand basin, a shower over the bath, and complementary tiling to the walls.

Outside is mainly laid to lawn, and a patio for a BBQ or a relaxing evening. The garden is enclosed by fencing with side-gated access to the driveway.

Viewing is an absolute must to appreciate the size and position!

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

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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**Tel: 01789 590 988**

**Mob: 07947112186**

**West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF**

**[www.emmafranklinstateagents.co.uk](http://www.emmafranklinstateagents.co.uk)**