



Blackberry Lane ,
Stratford upon Avon, CV37 7FH

Jeremy
McGinn & Co 

Available at Offers Over £425,000



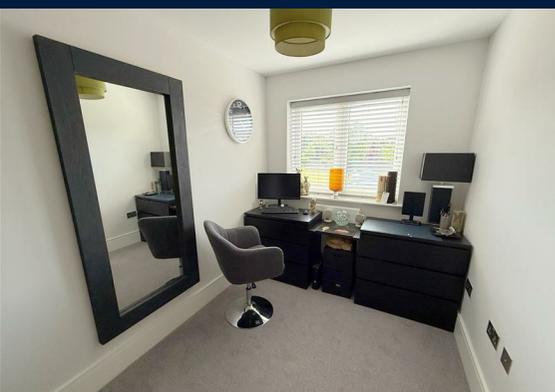
A superbly appointed contemporary style home built by renowned developers Spitfire Homes to their signature high specification. The house itself comprises an imposing semi-detached property with the design creating a really attractive contemporary style.

Discerning purchasers will no doubt recognise the quality evident throughout the accommodation with high ceilings helping to add to the real feeling of space. Naturally, the property benefits from gas central heating and double glazing - Reception Hall, Guest Cloaks/WC, Full Width Living Room with bi-fold doors leading out onto the terrace, Fully Fitted Luxury Kitchen with full range of integrated appliances, Landing, Principle Bedroom with built in wardrobe & Luxury Ensuite Shower Room, Guest Bedroom with built in wardrobe, Bedroom 3 & Luxury Bathroom.

To the side of the property there is a substantial open garage/car port with EV charging point from which gated access leads into the rear garden with the owners having spent considerable funds in terrace extension and landscaping to create excellent outside entertaining space. The gardens boast a really pleasant rear aspect with high levels of privacy being a huge feature.

We understand there is an annual service charge payable of £160





Tax Band: D

Council: Stratford on Avon District Council

Tenure: Freehold

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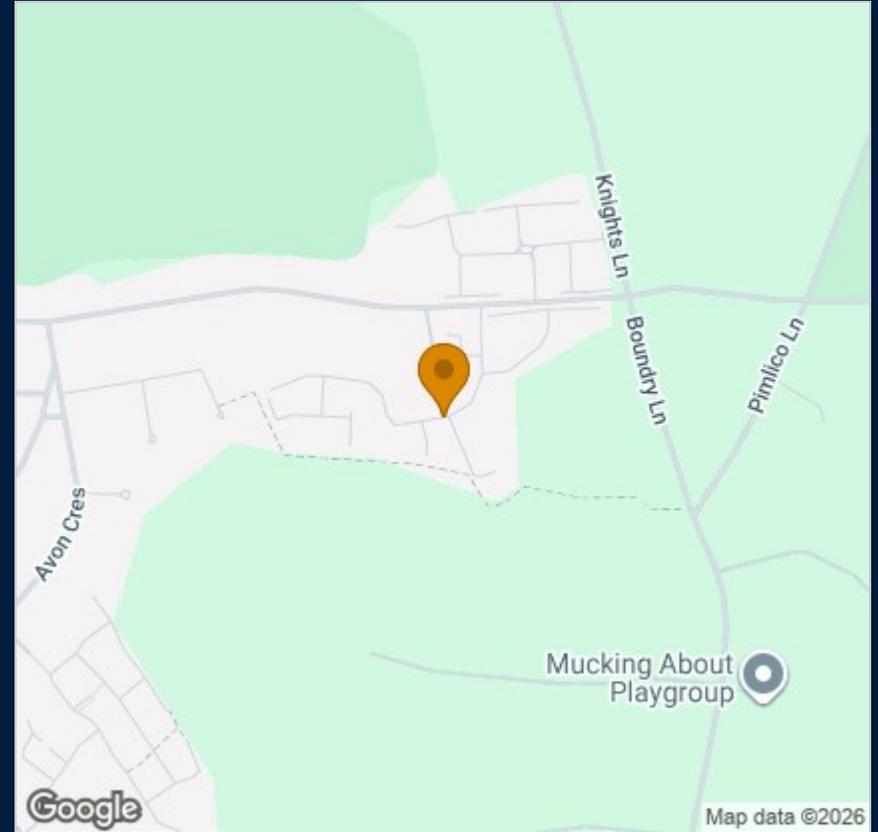
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Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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