



**45 Aston Cantlow Road
Wilmcote
Nr. Stratford-Upon-Avon
CV37 9XN
£425,000**

An excellent opportunity to purchase a mid-terraced property briefly comprising; entrance hall, good-sized lounge, modern breakfast kitchen, family room, three bedrooms and a family bathroom. It further benefits from a private Southerly facing rear garden and driveway parking to the front.

The much sought-after village of Wilmcote offers a variety of amenities to include; a church, primary school, pub, shop, social club and village hall. There is also a railway station, which provides regular trains to Birmingham City Centre, Henley-in-Arden and Stratford-upon-Avon. The property itself is within easy access of the A46, making it well placed for Coventry, Evesham, Leamington Spa and Warwick.

End of chain!



This property is set back from the road behind a block paved driveway, which provides parking for multiple vehicles. The front door, with arched brick storm porch above and inset obscure glazed panel, opens into:

Entrance Hall

Staircase rising to the first floor, and radiator. Door into:

Lounge

13'1" (plus walk-in bay window) x 12'9" (4.00m (plus walk-in bay window) x 3.90m)

UPVC double glazed walk-in bay window to the front, door to understairs storage cupboard, shelving to the walls, feature open fire with wooden surround, radiators, wooden flooring. Door into:

Breakfast Kitchen

16'4" x 16'0" (5.00m x 4.90m)

• Breakfast Area

Door to storage cupboard, ornamental brick fireplace with timber mantle, central island with inset drawer and base units with wooden block work surface over, radiator, and wooden flooring.

• Kitchen Area

UPVC double glazed roof light, fitted kitchen with a range of wall, drawer and base units with wooden block work surface over, inset 1.5 bowl stainless steel sink unit with mixer tap and chef attachment over, built-in electric oven, inset 4-ring electric hob with extractor fan over, space for an American-style fridge-freezer, space and plumbing for a dishwasher, tiling to splashback areas, and tiled flooring. Opening into:

Family Room

14'5" x 13'1" (4.40m x 4.00m)

UPVC double glazed roof light, UPVC double glazed French doors with matching side panels leading to the rear garden, space and plumbing for an automatic washing machine, space for a tumble dryer, radiators, and tiled flooring.

First Floor Landing

Hatch giving access to the loft.

Bedroom One

13'1" (including built-in wardrobes) x 9'10" (max) (4.00m (including built-in wardrobes) x 3.00m (max))

UPVC double glazed window to the front, a range of built-in wardrobes with hanging rail and shelving, and radiator.

Bedroom Two

10'5" x 9'10" (max) (3.20m x 3.00m (max))

UPVC double glazed window to the rear, a range of built-in wardrobes with hanging rail and shelving, and radiator.

Bedroom Three

7'10" x 6'2" (2.40m x 1.90m)

UPVC double glazed window to the front, and radiator.

Family Bathroom

6'10" x 5'10" (2.10m x 1.80m)

Obscure UPVC double glazed window to the rear, 3-piece suite comprising; P-shaped bath with mains fed shower and chrome mixer tap over, low level WC, vanity unit with inset circular wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, wall mounted vanity cupboard, and ladder-style heater towel rail.

Rear Garden

Paved patio and lawned area with a pedestrian gate, which leads to a further paved area with a large timber shed and double gates providing vehicular access. The garden is bound on all sides by timber fencing.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the loft.

Broadband and Mobile:

Superfast Broadband Speed is available in the area, with predicted highest available download speed 287 Mbps and highest available upload speed 45 Mbps. For more information visit: <https://checker.ofcom.org.uk/>
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and

Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band C

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

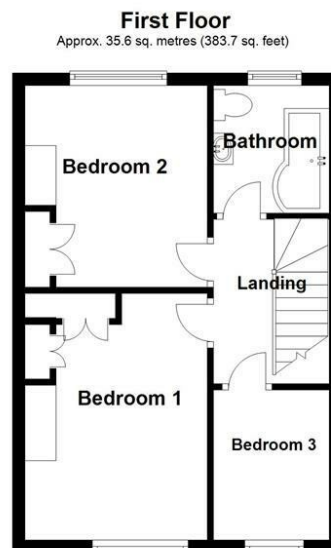
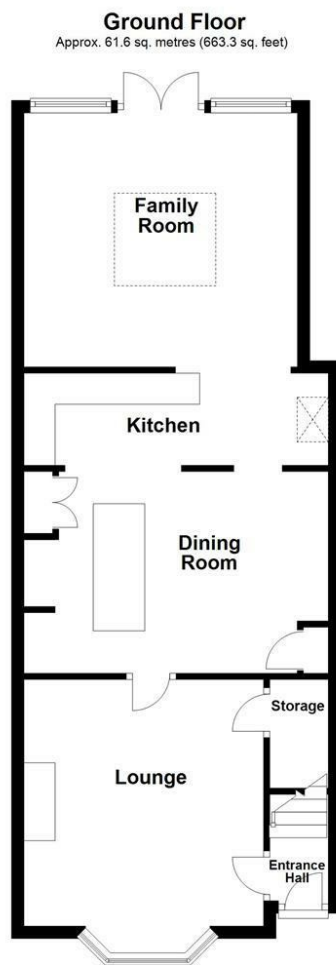
John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).







Total area: approx. 97.3 sq. metres (1047.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

