



**22 Glebe Road, Claverdon,
Warwickshire, Warwickshire CV35 8NX**

Offers In Excess Of £395,000

An exciting opportunity to acquire a detached two-bedroom bungalow occupying a generous corner plot in the highly sought-after village of Claverdon. The property offers excellent potential for improvement and modernisation, making it ideal for buyers looking to put their own 'stamp' on and make it their own.

The bungalow benefits from a south-west facing garden and briefly comprises: porch, entrance hall, living room, dining room, kitchen, utility room, conservatory, two bedrooms, a bathroom, and a garage.

Offered for sale with no upward chain.

Claverdon is a picturesque village which provides many amenities including a community store, fine parish church and multiple public houses. There are an excellent range of state, private and grammar schools in the Claverdon area as well as leisure facilities including The Ardencote Country Club. Claverdon further benefits from being surrounded by the rolling hills and fields of Warwickshire countryside.

Stratford upon Avon (8 miles) is readily accessible from Claverdon, as is Warwick (6 miles) and Leamington Spa (8 miles). All of the above have railway stations and trains to London Marylebone and Birmingham City Centre. The M40 (J15) is just 5 miles from the property, Solihull is 15 miles away and Birmingham is 20 miles away. (distances approximate)



Enviably positioned on a generous corner plot, the property is set back from the road behind a well-maintained lawned foregarden, enclosed by low brick walls to the front. Double timber gates provide vehicular access to the rear driveway and garage. Paved steps lead to the entrance, where a UPVC front door opens into:

Porch

With UPVC double glazed windows to the front and side, tiled flooring and timber part glazed door opening into:-

Entrance Hall

With 'Dimplex' storage heater, built in storage cupboard housing the electricity meters, airing cupboard housing the hot water cylinder and fitted shelving.

Living Room

With UPVC double glazed bow window to the front and two secondary glazed windows to the side, 'Creda' storage heater and tiled fireplace with open grate fire.

Dining Room

'Creda' storage heater, timber glazed door with matching side panels open into the conservatory, and double doors open into:-

Kitchen

Fitted with a range of wall and base units with roll top work surfaces over, inset stainless steel sink unit, tiling to splash backs, UPVC double glazed window to the side, inset 'Hotpoint' electric hob, built in 'Husqvarna' oven and grill, space for an under-counter refrigerator and freezer and UPVC double glazed door opening into:-

Utility Room

Wall and base units with roll top work surfaces over, inset stainless steel sink unit, tiling to splash backs, space and plumbing for an automatic washing machine, UPVC double glazed door gives access to the rear garden and glazed door opens into:-

Conservatory

With low brick walls, UPVC double glazed windows to the side and rear, UPVC double glazed patio doors opening

out to the rear garden, polycarbonate roof and central ceiling light.

From the hall, a door opens into:-

Bedroom One

With UPVC double glazed window to the front, built in 4-door wardrobe with central drawers and storage cupboards over, 'Dimplex' storage heater.

Bedroom Two

With UPVC double glazed window to the rear, fitted sliding door wardrobe with hanging rails and shelving, 'Dimplex' storage heater.

Bathroom

Comprising panelled bath with chrome mixer tap over, low level W.C, pedestal wash hand basin, tiling to splash backs, chrome ladder style heated towel rail, hatch giving access to the loft and UPVC double glazed obscure window to the rear.

South West Facing Rear Garden

The rear garden enjoys a south-westerly aspect, benefiting from afternoon and evening sun. Mainly laid to lawn and bound by timber fencing. Double timber gates give access from St Michaels Road to a tarmac driveway providing off road parking and access to the garage.

Garage

With metal up and over door, power and lighting, single glazed window to the rear. In need of repair or replacement.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property.

Council Tax:

Stratford on Avon District Council - Band D

Superfast Broadband Speed is available in the area, with

predicted highest available download speed 80 Mbps and highest available upload speed 20 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 EE and Three having 'Good outdoor' coverage, and O2 and Vodafone having 'Variable outdoor' coverage. For more information visit: 'Ofcom Mobile and Broadband Checker'.

Tenure:

The Property is Freehold and vacant possession will be given upon completion of the sale.

Flood Risk:

This location is in a Very Low Risk Flood Zone. For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website.

Fixtures & Fittings:

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

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343.

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Total area: approx. 112.4 sq. metres (1209.5 sq. feet)

