



32 The Croft
Warwickshire, B95 5DY
£1,100 PCM

Set back from the road, a timber front door with feature glazed inset opens into:-

Entrance Hall

With staircase rising to the first floor.

First Floor

With radiator, airing cupboard housing the hot water cylinder and shelving.

Kitchen

10'4" x 9'1" (3.16m x 2.77m)

Modern kitchen fitted with a range of wall, base and drawer units with feature LED under cupboard lighting and roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap and double glazed window overlooking the front, tiling to splash backs, built in electric oven, inset 4 ring gas burning hob with chrome extractor hood over, pull out single larder unit. Integrated refrigerator, freezer, automatic washing machine and dishwasher. Cupboard housing wall mounted central heating boiler, radiator and archway opening into-

Dining Room

7'5" x 8'8" (2.28m x 2.66m)

Dual aspect with double glazed windows to the front and side, radiator.

Lounge

10'4" x 14'0" (3.16m x 4.29m)

Two double glazed windows to the front, double radiator, feature fire surround with inset electric fire and two built in cabinets either side. T.V aerial point and phone connection point.

Bedroom One

9'5" x 10'11" (2.88m x 3.34m)

Double glazed window to the rear, radiator. T.V aerial point and phone connection point, good size built in storage cupboard with hanging rail and shelving.

Bedroom Two

12'4" x 8'8" (3.78m x 2.66m)

Double glazed window to the front, radiator, full length fitted sliding door wardrobes with a range of hanging rails and shelving.

Bathroom

6'4" x 5'8" (1.95m x 1.75m)

P-shaped bath with chrome mixer tap, mains fed shower and glass shower screen over, feature wall tiling, vanity unit with inset wash hand basin with chrome mixer tap, low level W.C. with concealed cistern, shaving point, hatch giving access to the loft space, chrome ladder style heated towel rail and extractor fan.

Garage

Two Allocated Parking Spaces

One parking space to the front of the garage and one to the front of the property.

Additional Information

Services

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

Council Tax:

Stratford-upon-Avon District Council - Band D

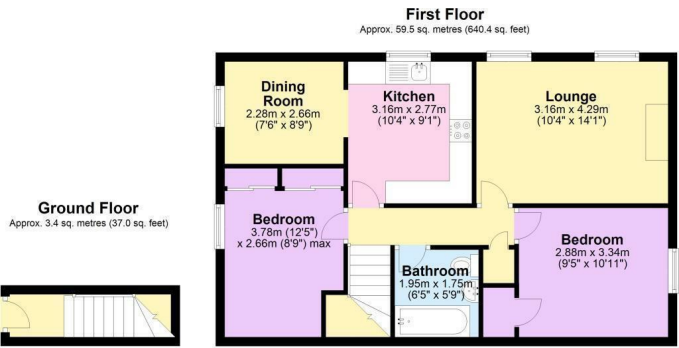
Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Viewing

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

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb).

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Total area: approx. 62.9 sq. metres (677.4 sq. feet)

