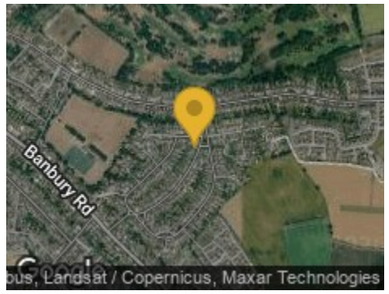
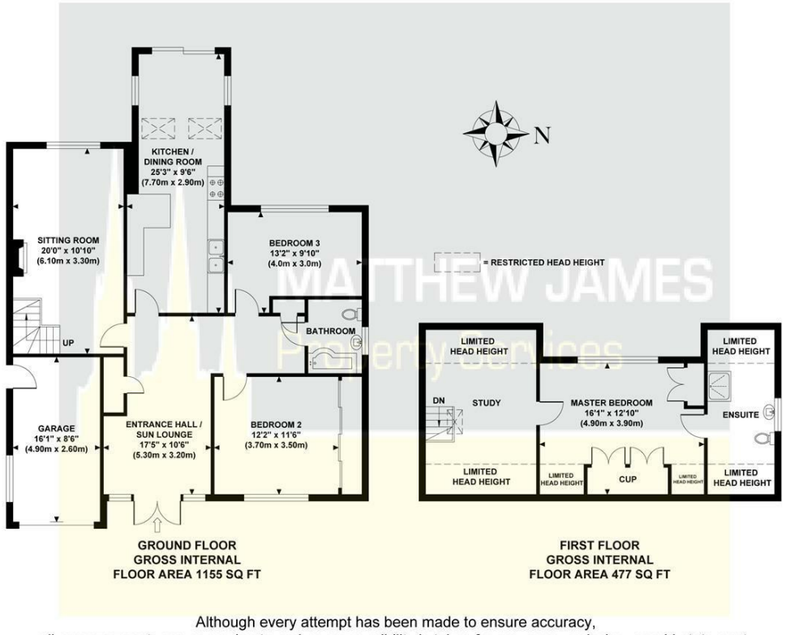
Road Map

Hybrid Map



Terrain Map

Floor Plan

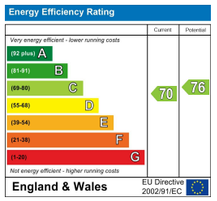


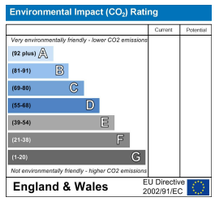
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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MATTHEW JAMES
Property Services

49 Dale Avenue

, Stratford-Upon-Avon CV37 7EW

Offers Over £640,000

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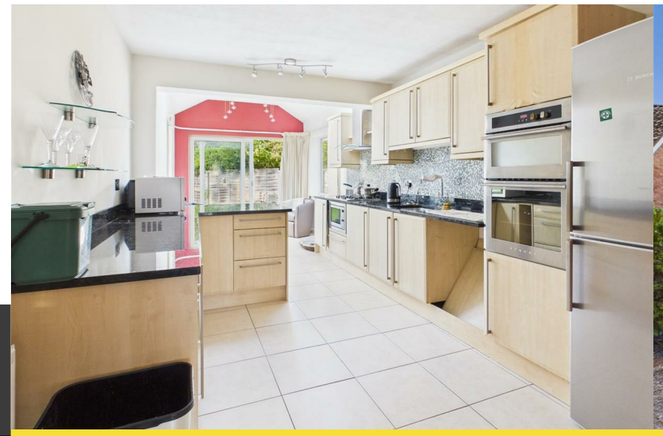

49 Dale Avenue

, Stratford-Upon-Avon CV37 7EW

Offers Over £640,000

Approach / Front Garden
Having a dropped kerb providing ample off road parking, decorative stone with hedged borders and walled fore-garden, pedestrian gates to each side of the property and

Entrance Hall / Sun Lounge
17'5 x 10'5
Being larger than average and a nice little sun trap, having airing cupboard off, seating area and doors leading off to:

Bedroom Two
12'2 x 11'5
Having a PVCu double glazed window to the front elevation and fully fitted mirrored wardrobes to the one wall.

Family Bathroom
7'4 x 6'4
Having a PVCu double obscure glazed window to the side elevation, walk-in double shower enclosure, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

Bedroom Three
13' x 10'
Having a PVCu double glazed window to the rear elevation.

Sitting Room
20' x 10'9
Having a PVCu double glazed window to the rear elevation, feature fireplace with inset 'real flame' gas fire, hearth, mantle and surround and open stairs that lead off to the first floor.

Kitchen / Dining Room
29'4 x 9'7
Having PVCu double glazed French doors that lead off to the rear garden area, two PVCu double glazed windows to the side elevations, two Velux windows to the ceiling, dining area, a range of wall, base and drawer units with roll top work surface over, breakfast bar, integrated dishwasher, integrated washing machine, integrated microwave, integrated waist height oven, four ring gas hob with extractor over, space for a fridge freezer, upstands and tiling to all splash prone areas.

First Floor Landing / Study / Dressing Area
Having open balustrade, Velux window to the front elevation and door that leads to the:

Master Bedroom
16'1 x 12'10
Having a dormer PVCu double glazed window to the rear elevation, eaves storage, built-in storage / wardrobe and further door that leads to the:

Master En Suite
14'9" max x 7'1" max
Having a PVCu double glazed window to the side elevation, walk-in shower enclosure, low level flush WC, wash hand basin, eaves storage and tiling to all splash prone areas.

Rear Garden
Having fenced perimeters, planted mature borders paved patio areas, maintenance free artificial grass, out side water tap and pedestrian gates to either side of the property that lead to the front elevation.

Garage
16'1 x 8'7
Having an electric up and over roller door, power and lighting.