



Stone Pits Meadow, Wilmcote, Stratford-Upon-Avon, CV37 9WA

Guide price £430,000



**\*\* Beautifully Presented Three Bedroom Detached \*\* Wilmcote \*\* Lounge and Conservatory \*\* Principal Bedroom with En-suite \*\*** The property features a generous living room with herringbone flooring, French doors to a bright conservatory, and a well-equipped kitchen. Upstairs, the comfortable principal bedroom benefits from en-suite, with two further bedrooms and a family bathroom. Outside, there is an attached garage, driveway parking for two vehicles, and a good-sized, fully enclosed rear garden with lawn, paved patios, a garden shed, and established greenery. Conveniently located close to Stratford-upon-Avon and a selection of well-regarded local schools, this home offers a versatile and welcoming space for family life and entertaining.



This beautifully presented three-bedroom detached family home in Wilmcote offers spacious and versatile accommodation. Set back from the road, the property features a driveway for two vehicles leading to the garage. The front garden is mainly laid to lawn, with established greenery and a mature tree creating a welcoming first impression.

Inside, the generous living room features elegant herringbone flooring, French doors opening into the conservatory, and a window overlooking the garden. The conservatory provides a bright and airy additional living space with plenty of natural light and a lovely view of the garden. The kitchen, at the front of the home, offers a practical layout with ample worktop and storage space, while a convenient ground floor WC is positioned off the entrance hall.

Upstairs, the principal bedroom benefits from an en-suite shower room, with two further well proportioned bedrooms. A family bathroom completes the first floor.

The rear garden is a good size, fully enclosed by fencing, mainly laid to lawn, and features paved patio areas, a garden shed, and established greenery, creating a private and inviting outdoor space.

Located in the picturesque village of Wilmcote, the home is close to Stratford-upon-Avon with its shops, restaurants, and cultural attractions. There are also a number of well-regarded local schools nearby, making it a practical choice for families.

With its generous rooms, garage, and beautifully presented interiors, this home offers a welcoming and versatile space for family life and entertaining.

#### Hall

**Kitchen** 15'2" x 7'6" (4.63m x 2.30m)

**Living Room** 12'7" x 19'3" (3.84m x 5.88m)

**Conservatory** 8'1" x 10'7" (2.47m x 3.23m)

#### W.C

#### Landing

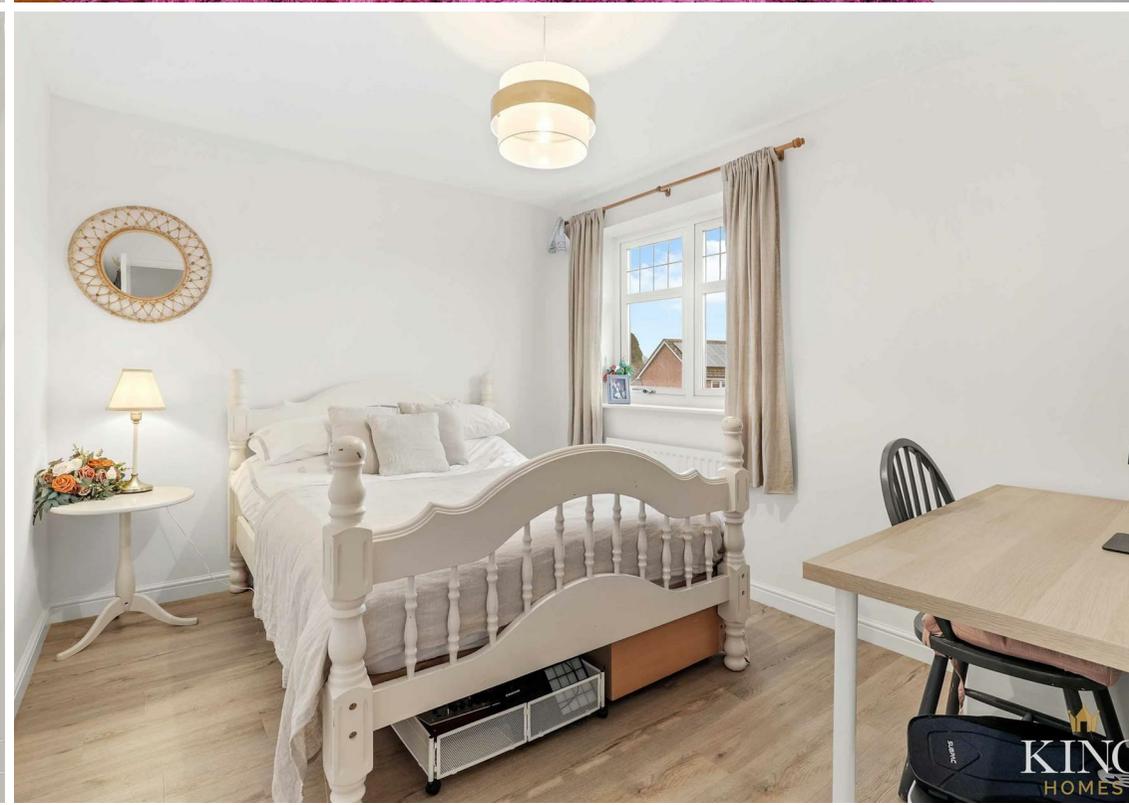
**Bedroom 1** 12'5" x 10'8" (3.81m x 3.26m)

**Bedroom 2** 8'10" x 10'7" (2.70m x 3.25m)

**Bedroom 3**

**Family Bathroom** 5'10" x 8'4" (1.79m x 2.56m)

**Garage** 4'3" x 7'10" (1.30m x 2.40m)



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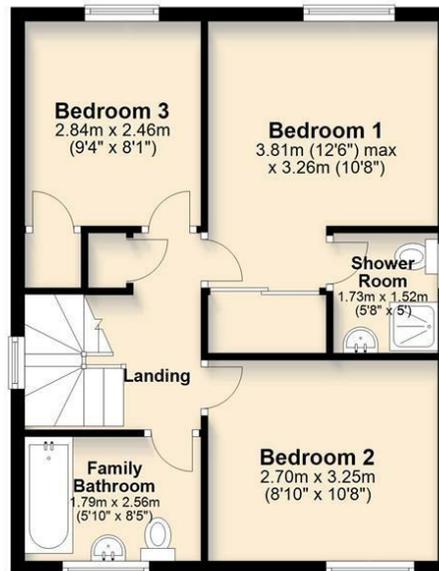
### Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		