30 The Fordway, Lower Quinton, Stratford-upon-Avon, CV37 8QP

- Handsome link detached property
- Spacious hall and cloakroom
- Sitting room with dual aspect, and dining room
- Kitchen/breakfast room and utility
- Two double bedrooms, both en suite on the first floor, and Study/Bedroom Five.
- Two further double bedrooms and bathroom on second floor
- Garden, parking and garage to rear

5 3 2

Guide Price £475,000

A handsome double fronted link detached property located opposite a green providing 2,005 sq.ft. (inc garage), of spacious accommodation with five bedrooms, four being large doubles, two reception rooms, kitchen/breakfast room and utility. Quiet location in this attractive village.

ACCOMMODATION

Front door to spacious hall with under stairs storage cupboard and tiled floor. Refitted cloakroom with wc and wash basin, tiled floor. Sitting room with dual aspect and French doors to rear, fireplace. Dining room. Kitchen/breakfast room with range of cupboards and work surface incorporating sink, induction hob with filter hood over, built in dishwasher, integrated under counter fridge, space for fridge freezer, built in oven and grill, French doors to side, tiled floor. Utility with cupboards, work surface, sink, space and plumbing for washing machine, space for tumble dryer.

Landing. Bedroom One with fitted wardrobes, dressing area. En suite with bath, wc, wash basin. Bedroom Two with fitted wardrobes. En suite with space for shower, wc, wash basin. Study/Bedroom Five.

Second floor landing with airing cupboard and hot water cylinder with electric heating and hot water. Bedroom Three with fitted wardrobes. Bedroom Four with wood effect floor. Bathroom with bath with shower over and shower screen, wc and wash basin and roof window.

Outside there is a shallow gravelled foregarden with railings and gate to front. Gated access to side leads to rear garden with two seating areas, lawn, raised sleeper edge planted borders, and enclosed by wood fencing. Off road parking and single garage with up and over door to front.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating to wet radiator system.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

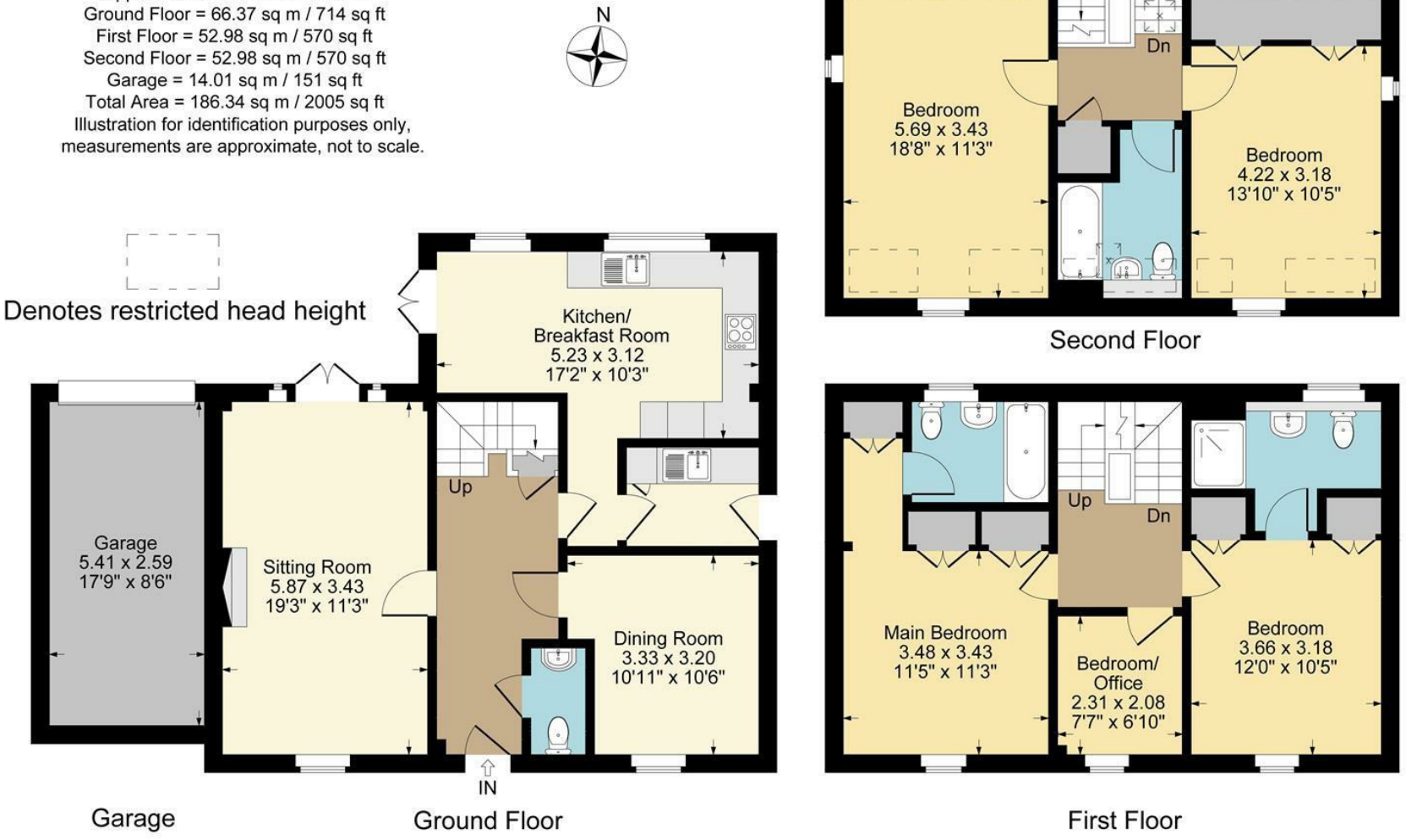
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

30 The Fordway, Lower Quinton

Approximate Gross Internal Area
Ground Floor = 66.37 sq m / 714 sq ft
First Floor = 52.98 sq m / 570 sq ft
Second Floor = 52.98 sq m / 570 sq ft
Garage = 14.01 sq m / 151 sq ft
Total Area = 186.34 sq m / 2005 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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