



38 Aston Cantlow Road, Wilmcote, Stratford-upon-Avon, CV37 9XZ

- Charming character cottage
- Spacious living accommodation
- Sitting room with oak floor and wood burner
- Refitted kitchen opening to dining room/conservatory
- First floor bedroom and bathroom
- Attic bedroom
- Very long, attractive rear gardens



Offers Over £280,000

A completely charming two bedroom stone cottage located in this sought after village, providing spacious ground floor character accommodation and very long, attractive gardens. Sitting room with wood burning stove, kitchen opening to conservatory/dining room, first floor bedroom and bathroom, and attic bedroom.

ACCOMMODATION

Front door leads to porch area opening to Sitting Room with oak floor, wood burning stove, stone fireplace. Kitchen with range of cupboards and work surface, sink, five burner gas hob, built in oven and grill, downlighters. Door to dining room/conservatory with double glazed windows, recently replaced French doors, tiled floor, space and plumbing for washing machine, fitted cupboards.

Landing. Bedroom One with storage cupboard and downlighters. Bathroom with wc, wash basin and bath with shower over, shower screen, downlighters. Stairs rise to second floor loft bedroom with restricted head height.

Outside there is a stone gravelled foregarden. Rear garden with block paved and patio seating area, stone gravelled area, archway to lawned area, garden shed, further lawned area and patio to the rear. Enclosed by wood fencing. Agents note – there is a right of way for this property to the property to the right, which leads out to the front. There is also a right of way for the property to the left over this garden.

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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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 C.

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

VIEWING: By Prior Appointment with the selling agent.

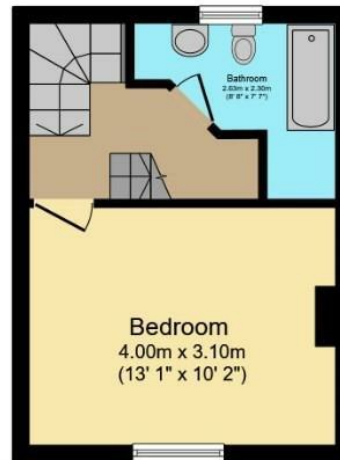


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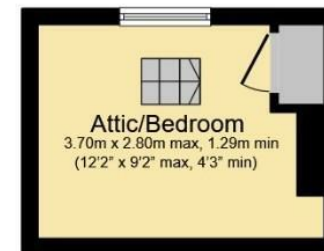
Ground Floor

Floor area 33.8 sq.m. (364 sq.ft.)



First Floor

Floor area 22.0 sq.m. (237 sq.ft.)

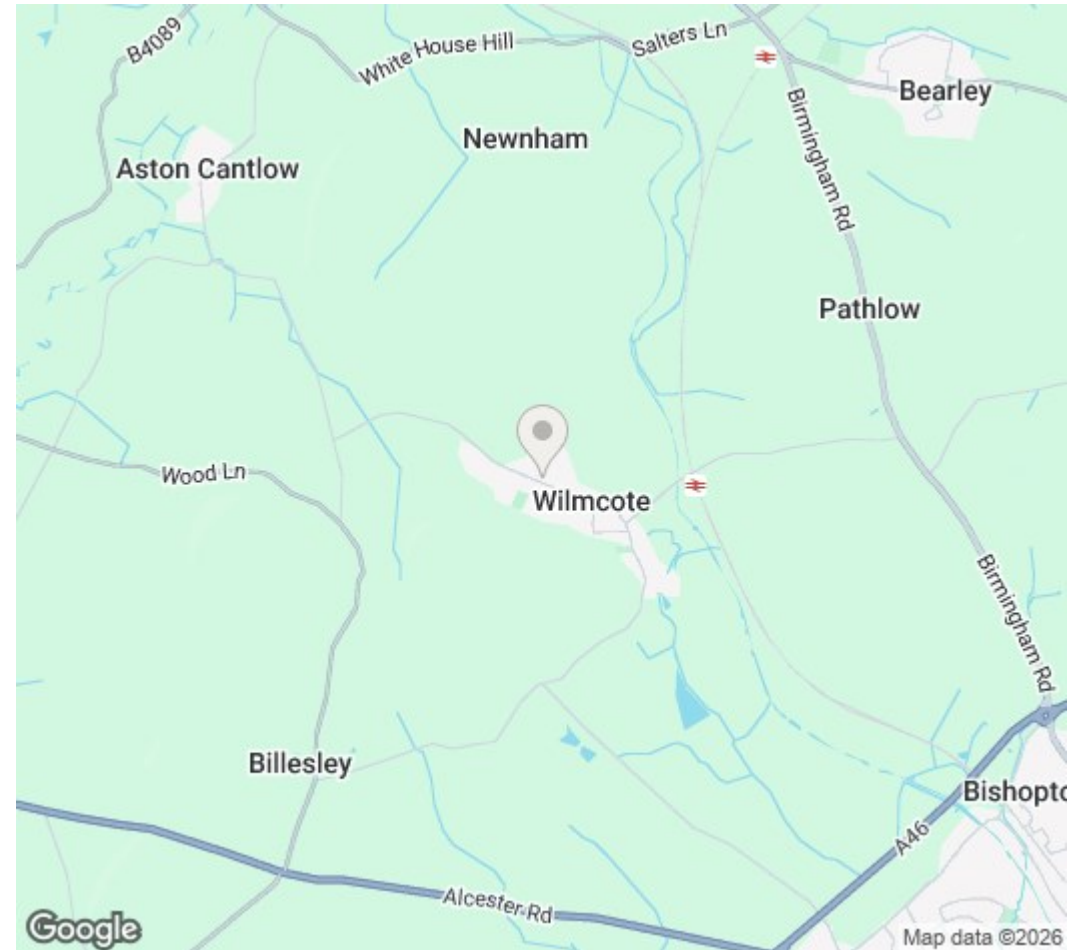


Second Floor

Floor area 10.4 sq.m. (112 sq.ft.)

Total floor area: 66.2 sq.m. (712 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

