

Peter Clarke



9 Broadmeadow Lane, Stratford-upon-Avon, Warwickshire, CV37 9FD



- NO ONWARD CHAIN
- Detached four bedroom home
- Main bedroom with en suite
- Pleasant residential area north of the river
- Convenient access to motorway and train links
- "Good" Ofsted rated primary school nearby



£440,000

Offered with NO ONWARD CHAIN is this detached, four bedroom home, conveniently located in a pleasant residential area North of the River. Boasting two reception rooms, an ensuite to the main bedroom, a refitted family bathroom, a garage and off road parking.

#### ACCOMMODATION

Entrance hall with door to under stairs storage cupboard. Cloakroom with wc and wash hand basin. Sitting room with bay window to front, fireplace with decorative surround and mantle over. Dining room with sliding doors to garden. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, grill and four ring gas hob with overhead extractor, space for dishwasher and fridge freezer, door to garden.

Landing with door to airing cupboard. Main bedroom. En suite shower room with shower cubicle with built in radio, wc and wash hand basin. Three further bedrooms, one of which has a built in wardrobe and a further one has loft access (pull down ladder, light and boarded). Refitted bathroom comprising bath with shower over and additional attachment, wc and wash hand basin with useful storage under.

Outside to the rear is a decked area running the width of the house, leading to a lawned garden enclosed by fencing. Gated side access. To the front is a lawned garden with parking for one car and access to garage with up and over door.

#### 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 central heating.

**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 E.

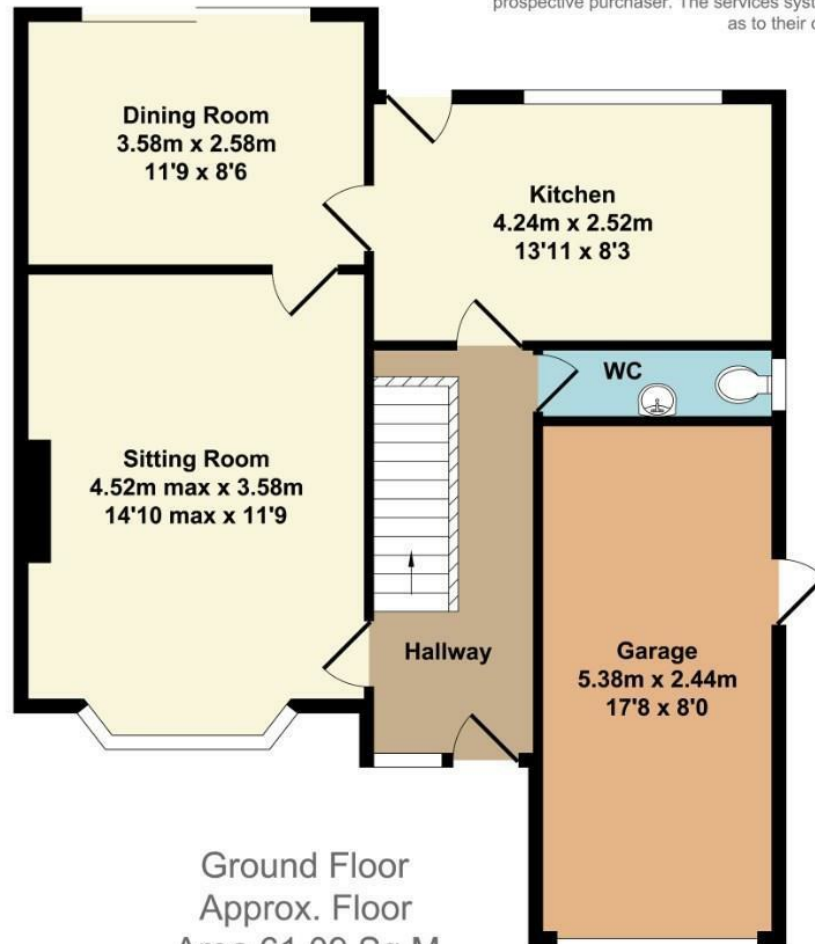
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

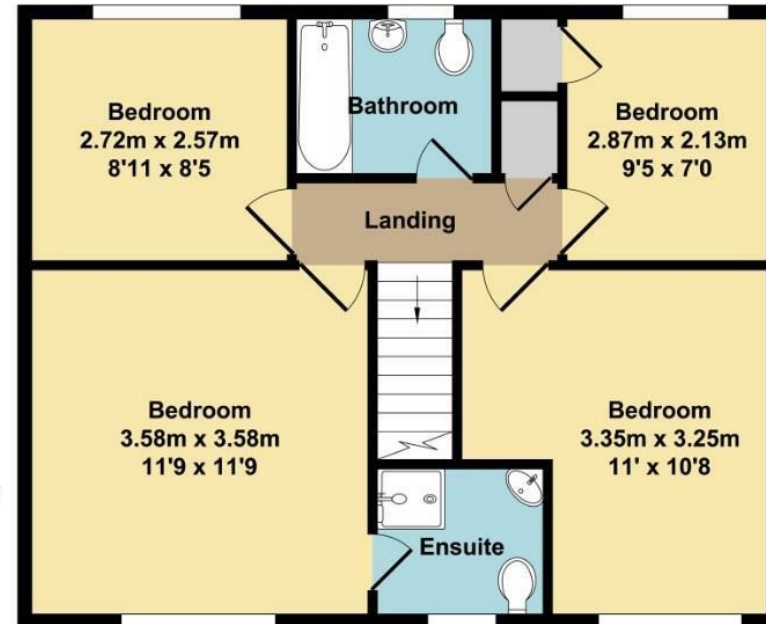


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Total Approx. Floor Area 110.02 Sq.M. (1184 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

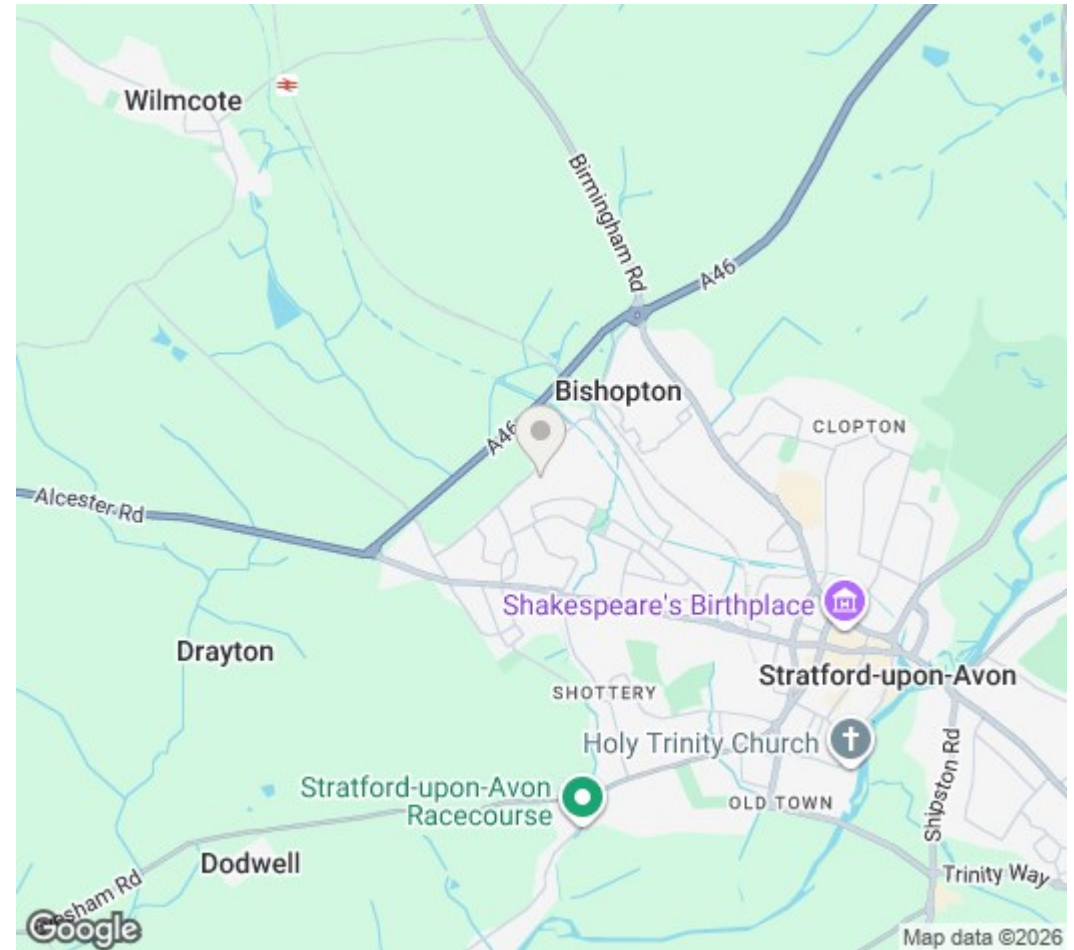


Ground Floor  
Approx. Floor  
Area 61.09 Sq.M.  
(658 Sq.Ft.)



First Floor  
Approx. Floor  
Area 48.93 Sq.M.  
(527 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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