

Peter Clarke

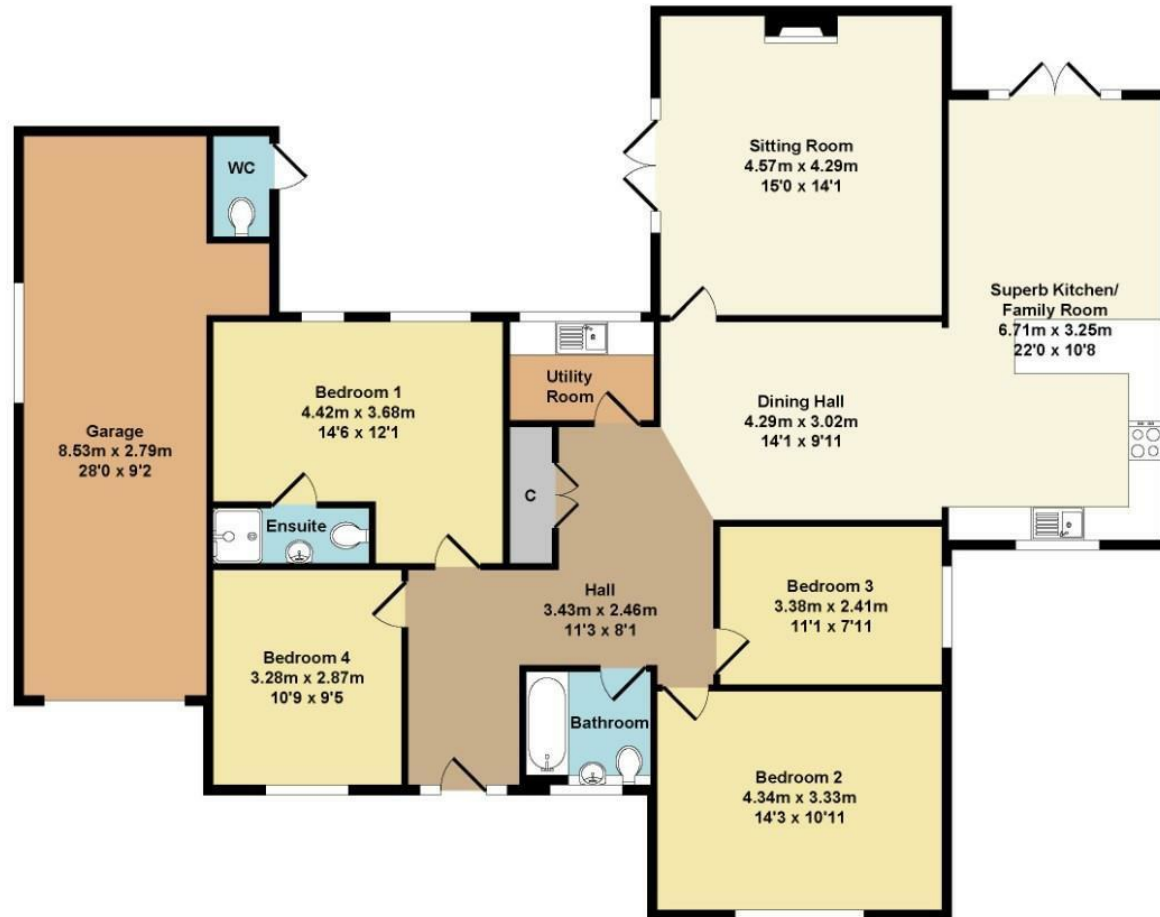


24 Swanfold, Wilmcote, Stratford-upon-Avon, Warwickshire, CV37 9XH

Swanfold, Wilmcote

Total Approx. Floor Area 156.30 Sq.M. (1682 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Very quiet, pleasant location
- Close to village centre
- Refurbished accommodation
- Very well presented
- Dining area opening to kitchen/family room
- Sitting room
- Four bedrooms
- Bathroom and en suite
- Off road parking, double tandem garage
- Front and private rear gardens



£499,950

A very deceptive four bedroom detached bungalow situated in a very quiet residential location close to the village centre. Approx 1563sq.ft. providing beautifully presented open plan kitchen/family/dining area, sitting room, four bedrooms, bathroom and en suite, double tandem garage, parking and private gardens.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with wood effect floor, access to roof space, cloaks cupboard and downlighters. Opening to

DINING HALL

which in turn leads to

KITCHEN/FAMILY ROOM

with one and a half bowl sink with granite drainer with taps over, further white gloss fronted units providing cupboards, storage space and drawers, granite worktop with upturn, five burner gas hob with two ovens below and extractor fan over, glass splashback, pan drawers, built in dishwasher, built in fridge freezer, downlighters, breakfast bar, French doors to garden.

SITTING ROOM

with gas fire, French doors to side.

UTILITY ROOM

with sink with taps over and fitted cupboards, work surface, space and plumbing for washing machine, space for dryer, access to Worcester gas heating boiler.

BEDROOM ONE

with sliding doors to wardrobe.

EN SUITE SHOWER ROOM

with wc, wash basin and shower cubicle, tiled splashbacks, tiled floor, chrome heated towel rail, downlighters.

BEDROOM TWO

with fitted wardrobe and drawers.

BEDROOM THREE

BEDROOM FOUR

BATHROOM

with wc, wash basin and bath with shower over, shower screen, tiled splashbacks, downlighters.

DOUBLE TANDEM GARAGE

with roller door to front, power and light.

OUTSIDE

There is stone gravelled off road parking to front. The front garden is lawned with planted borders, gated access to

REAR GARDEN

with large patio and a further patio from the kitchen/family room, lawn, evergreen, shrub and perennial planted borders, wood fencing, garden shed, wc.







GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, 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 E.

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

VIEWING: By Prior Appointment with the selling agent.



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.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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