

Peter Clarke



176 Alcester Road, Stratford-upon-Avon, CV37 9DR

- Planning permission to extend to a four bedroom home
- Good access to Stratford town centre
- Generous rear garden
- Two reception rooms
- Great potential
- Off road parking
- Garage



Asking Price £340,000

A rare opportunity to purchase a three bedroom semi-detached home with PLANNING PERMISSION GRANTED to extend to a four bedroom home with open plan kitchen/family area at the rear. Offering good access to both Stratford town centre and transport links to the north side of Stratford, this property must be viewed.

#### ACCOMMODATION

Porch. Entrance hall with door to understairs storage cupboard. Sitting room with decorative fireplace. Kitchen with matching wall, base and drawer units, work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, space for cooker, fridge freezer and dishwasher. Door to utility with space for washing machine and tumble dryer, built in wall and base units, boiler, side door to garden and pedestrian access to garage. Cloakroom with wc and wall mounted wash hand basin. Dining room with door to garden. Landing with loft access and door to storage cupboard. Bedroom with built in wardrobe with mirror sliding fronts. Bedroom two, double. Bedroom three, single. Bathroom having bath with raindrop shower over and wash hand basin set into unit with useful storage under. Separate wc.

Outside to the rear is a magnificent garden being mainly laid to lawn with open land at the rear, enclosed by tree and fence borders. A paved patio also lies off the back of the house allowing space for table and chairs. Gated side access. To the front is garage with up and over door, power and light, and off road parking for four cars.

#### 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 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.

**AGENTS NOTE:** Please note the successful planning application can be found on Stratford on Avon District Council's planning portal with a reference of 21/00443/FUL.

**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 D.

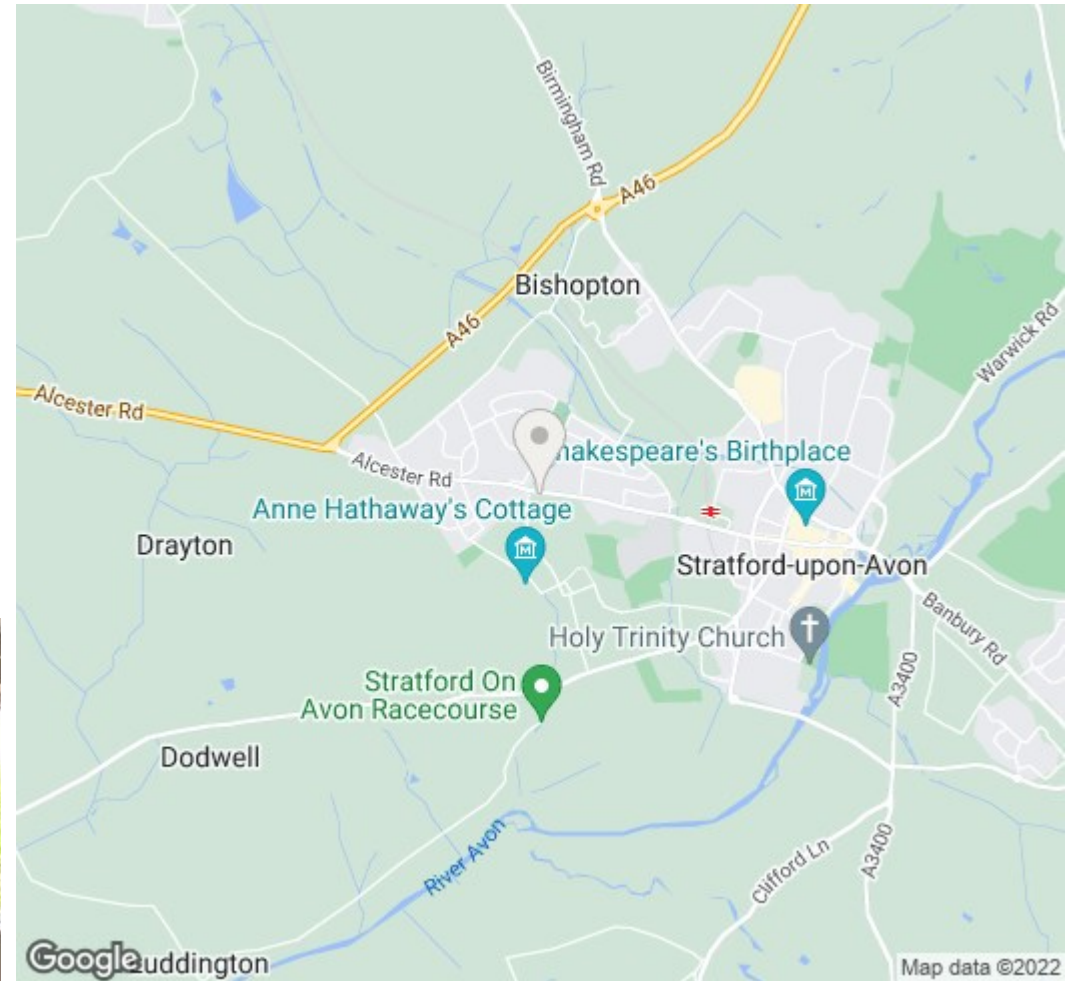
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** F. A full copy of the EPC is available at the office if required.

**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.

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