

Peter Clarke



Willow Cottage, 16 West Park Close, Stratford-upon-Avon, Warwickshire, CV37 9QT

- Three/four bedroom end of terrace house
- Garage, parking space and garden
- Ground floor shower room
- Wide sitting/dining room, kitchen with utility
- Conservatory and study/bedroom 4
- Located just off the Alcester Road providing convenient access to surrounding transport links
- Tucked away position with westerly facing garden
- NO CHAIN
- Viewing highly recommended



£375,000

NO CHAIN. In a tucked away position of West Park Close is this three/four bedroom end of terrace house with garage, allocated parking space and a two tier garden to rear. Located just off the Alcester Road providing convenient access to the A46 and surrounding transport networks. Further benefits include a large sitting/dining room, kitchen, utility, conservatory and a ground floor shower room.

ACCOMMODATION

Entrance hall, storage cupboard with understairs return. Ground floor shower room with double width shower cubicle, pedestal wash hand basin, wc, part tiled walls and wood effect flooring. Study/Bedroom Four with window to front. Sitting/Dining Room with two sets of double doors to patio, feature gas fireplace, door to Kitchen/Breakfast Room with window to front, window to side, door to conservatory, with a range of matching wall and base units and worktop over incorporating one and a half bowl stainless steel sink and four ring gas hob with brushed metal extractor fan hood over, integrated oven. Utility Room with loft hatch and ceiling extractor fan, worktop with low level cupboards and space for washing machine, wall mounted Worcester boiler. Conservatory with uPVC double glazed framework with double doors to garden. Landing with loft hatch, airing cupboard housing Megaflo water heater. Bedroom with range of fitted wardrobes and window to rear. Bedroom with window to rear. Bedroom with window to side. Bathroom having panelled bath, pedestal wash hand basin, wc and wood effect flooring.

Outside to front is a communal brick paved driveway leading to a private brick paved parking space and a garage en bloc with electric up and over door, internal power and light. Partly laid to lawn, planted beds, mature shrubs and trees, gate to side leads to the rear. Outside to rear is a west facing two tiered garden with a mix of paved patios, pathways, lawn, planted beds, mature shrubs and fruit trees.

GENERAL INFORMATION

TENURE: The property is understood to be managed freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There is a service charge for maintenance of the communal areas, which is £840 per annum, plus a ground rent of £20 per annum.

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.

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: C. A full copy of the EPC is available at the office if required.

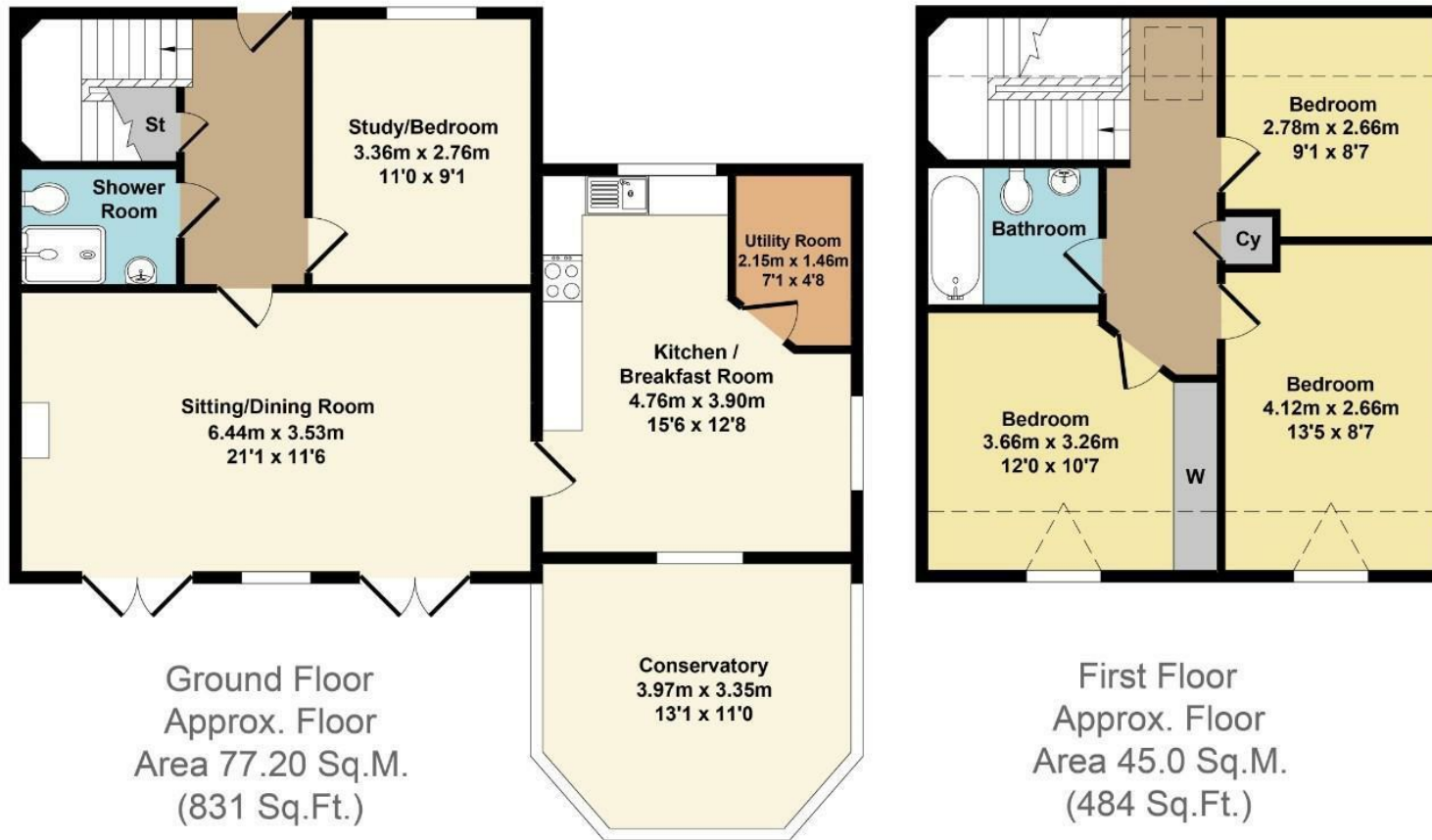
VIEWING: By Prior Appointment with the selling agent.

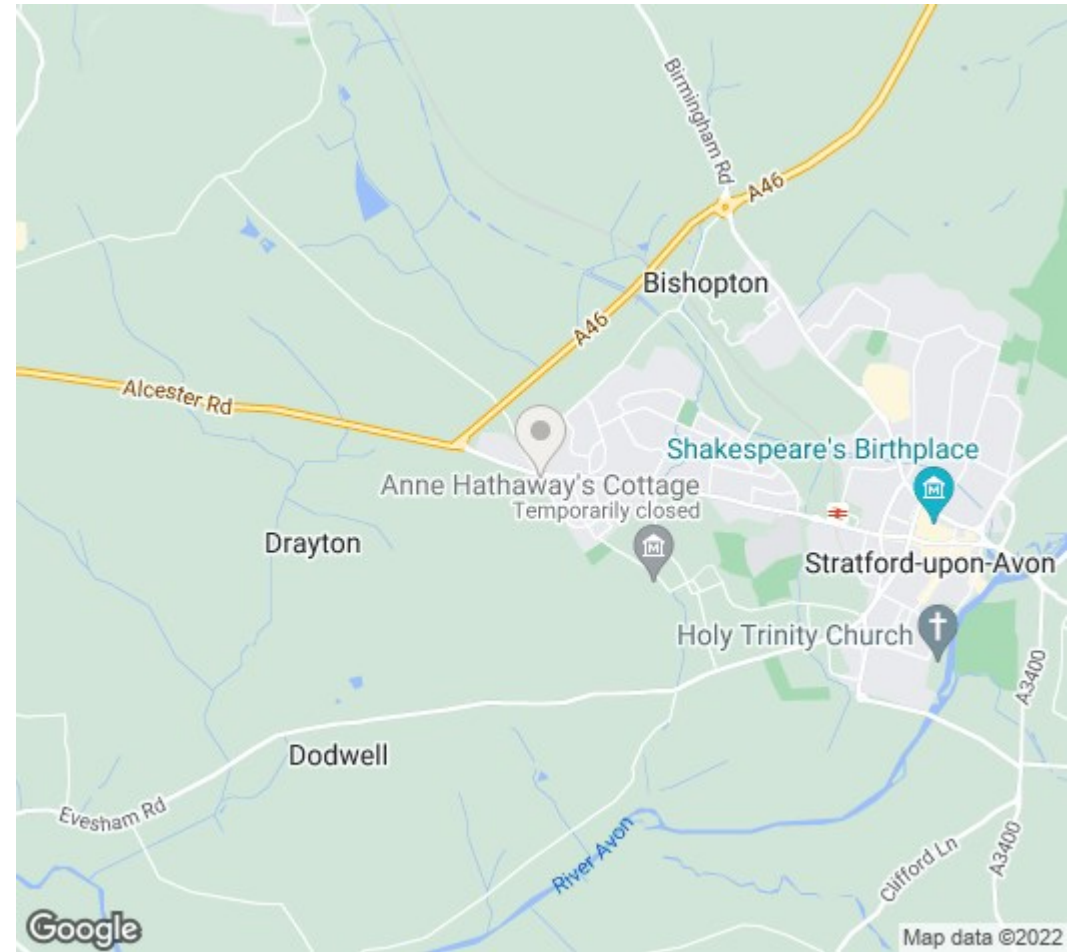


West Park Close, Stratford upon Avon

Total Approx. Floor Area 122.20 Sq.M. (1315 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.





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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