1 The Old Square, Shottery, Stratford-upon-Avon, CV37 9HG

- Two bedroom end terraced home
- Garage with eaves storage and parking
- Generous reception room with fireplace
- Downstairs cloakroom

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Offers Over £300,000

In the heart of Anne Hathaway's Shottery, this private well-loved two bedroom home also boasts a garage and parking. With an attractive corner garden and private courtyard, this home offers everything you would want, with walking distance to the historic town of Stratford, a train station, a bus stop, and a Morrisons, all whilst having swift access to Birmingham via the A46.

ACCOMMODATION

Porch with storage cupboard with space for a tumble dryer. Kitchen with range of cupboards and work surface, space for washing machine, space for fridge, sink & drainer, space for oven, hood over. Sitting room with fireplace, large window with view to front garden, built in tv stand. Cloakroom with wc and wash hand basin.

Landing with airing cupboard. Main Bedroom with fitted wardrobes and fitted desk. Bedroom Two with fitted wardrobe. Bathroom with large walk-in shower,wc, wash hand basin, heated towel rail.

Outside there is a single garage with power source, heating and mezzanine for storage. Courtyard garden with patio and raised flower bed.

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. There is a right of way over a shared path to access the property.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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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Ground Floor

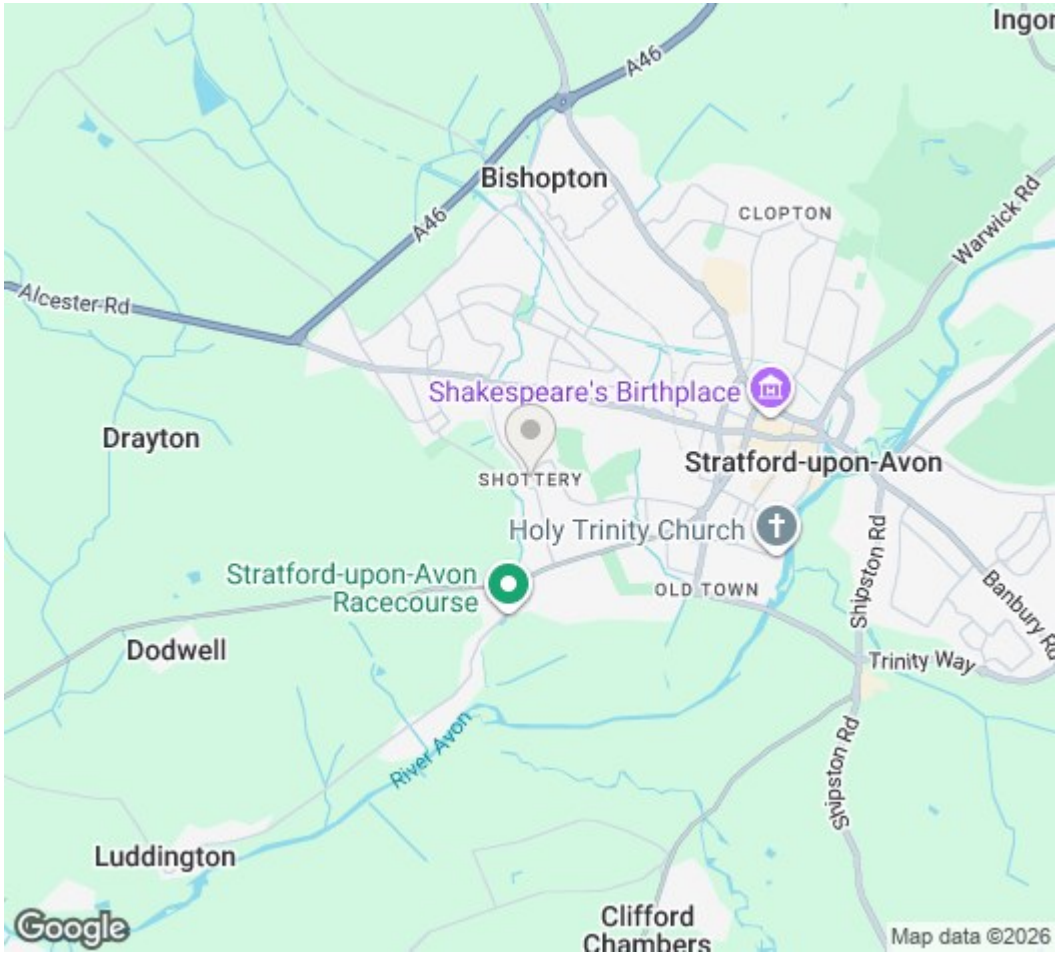
Floor area 45.5 sq.m. (490 sq.ft.)

First Floor

Floor area 35.5 sq.m. (382 sq.ft.)

Total floor area: 81.0 sq.m. (871 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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