

Peter Clarke



3 Willowbrook Cottages, Shottery Road, Stratford-upon-Avon, CV37 9QG

- Non-estate location being one of just four modern cottages
- Walking distance of town centre
- Parking space
- South facing rear garden with views over trees beyond
- Hall, cloakroom, refitted kitchen, sitting/dining room
- Three good bedrooms, bathroom and en suite



Asking Price £395,000

An attractive mews style property situated within walking distance of the town centre, being just one of four cottages built approximately twenty years ago. Sitting/dining room, refitted kitchen, three good bedrooms, bathroom and en suite, parking, south facing rear garden.

#### ACCOMMODATION

A storm canopy leads via a front door to hall. Cloakroom with wc and wash basin. Sitting/dining room with French doors to rear, fireplace with coal effect gas fire. Refitted kitchen with a range of cupboards and work surface, sink, four ring electric hob with glass splashback, space and plumbing for washing machine, built in oven and grill, built in fridge freezer, under unit lighting, downlighters, recently fitted Worcester gas heating boiler.

First floor landing with linen cupboard. Bedroom One. En suite shower room with wc, wash basin and shower cubicle, downlighters. Bedroom Three. Bathroom with wc, wash basin, bath with shower attachment.

Stairs to second floor landing with access to roof space, roof window, downlighters. Bedroom Two with roof window, downlighters, under eaves storage.

Outside to the front there is a shared gravelled drive with one parking space for this property. Shared path to the side with gated access to the south facing rear garden with patio, lawn and enclosed by wood fencing.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. We have been advised by the vendor there are no regular maintenance charges for the drive, however all owners would need to contribute if required.

**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.

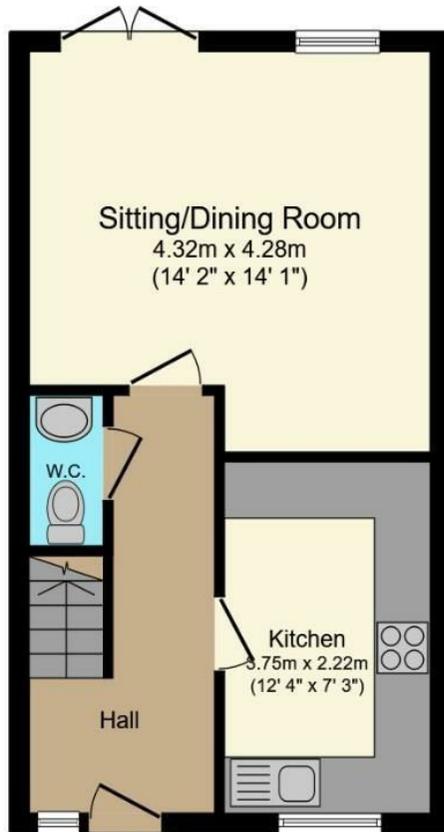
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

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

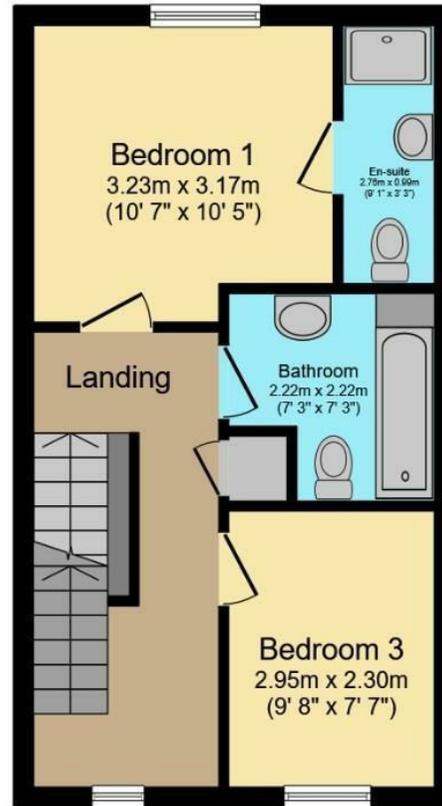


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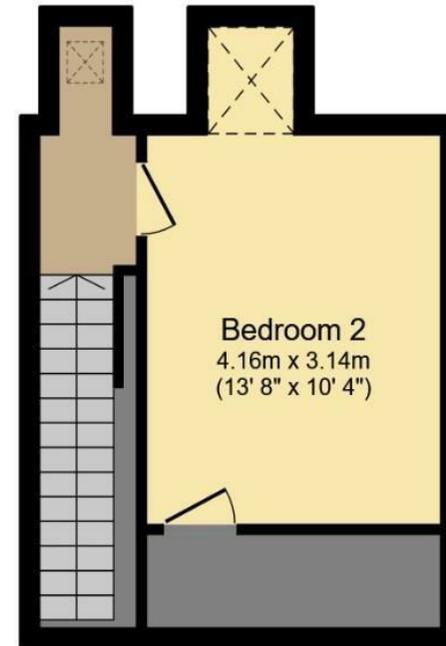
**Ground Floor**

Floor area 35.1 m<sup>2</sup> (378 sq.ft.)



**First Floor**

Floor area 35.1 m<sup>2</sup> (378 sq.ft.)



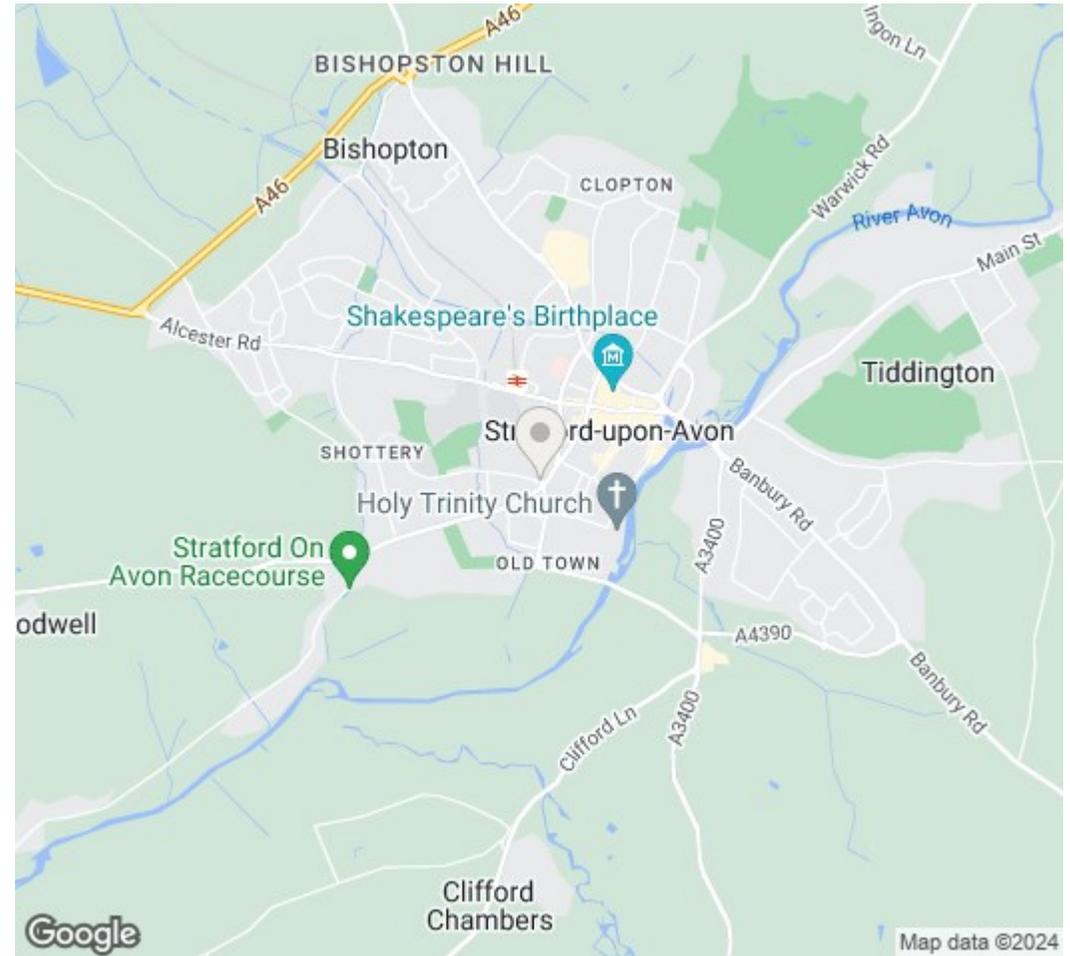
**Second Floor**

Floor area 21.3 m<sup>2</sup> (230 sq.ft.)

**TOTAL: 91.6 m<sup>2</sup> (986 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](http://www.Propertybox.io)





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serving South Warwickshire & North Cotswolds

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