

Peter Clarke



33 Ash Grove, Stratford-upon-Avon, Warwickshire, CV37 0DR

- Rear kitchen extension
- Extensively renovated by the current owners
- Resin driveway to front
- Open plan living
- Modern kitchen with quartz work surfaces
- Four piece bathroom
- Good access to the town centre, Stratford Parkway and transport links
- Cul-de-sac location



Offers Over £410,000

A thoughtfully extended and renovated three bedroom semi-detached home in a quiet cul de sac location, conveniently located north side of the river. Having been extensively improved by the current owners, and benefitting from open plan living, this property makes an ideal turn-key home.

ACCOMMODATION

Storm porch leading to entrance hall with understairs storage. Cloakroom with wc, wall mounted corner wash hand basin with storage under, heated towel rail. Open plan kitchen/living space comprising through sitting/diner, the sitting area with bay window to front and log burner. Dining area opens to kitchen forming part of the extension and comprises matching wall, base and drawer units with quartz work surface over and incorporating sink and quartz drainer, integrated five ring gas hob with overhead extractor fan, integrated eye level AEG oven and grill, fridge, freezer, Zanussi dishwasher and Zanussi washer dryer, integrated eye level microwave, bi-folding doors to garden and two skylights allowing extra light.

An oak staircase with metal spindles leads to the landing with loft access (part boarded). Main bedroom with built in wardrobe and bay window to front. Bedroom Two with built in wardrobe. Bedroom Three with built in storage over bulkhead. Bathroom with white four piece suite comprising walk in shower with rainfall shower head, bath, large wall mounted wash hand basin with useful storage under, and wc. Wall mounted heated towel rail and wall mounted de-misting mirror.

Outside to the rear, a paved patio leads to a well stocked lawned garden with raised flower beds and vegetable patches, enclosed by fencing and plant and hedge borders. A fenced area at the rear conceals a well placed shed (not included). To the front is a resin driveway allowing parking for three cars.

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.

AGENTS DECLARATION: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by an employee of Peter Clarke & Co. LLP. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

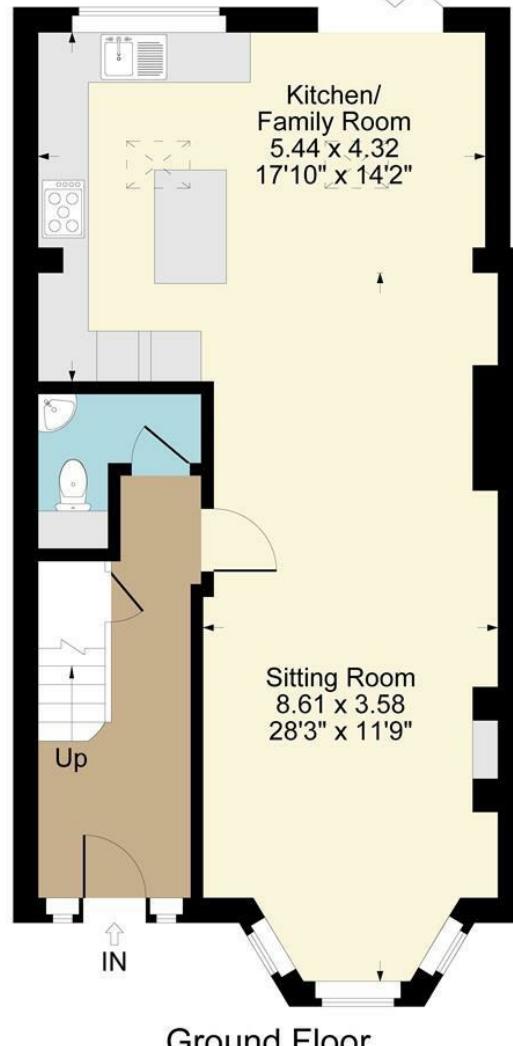
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



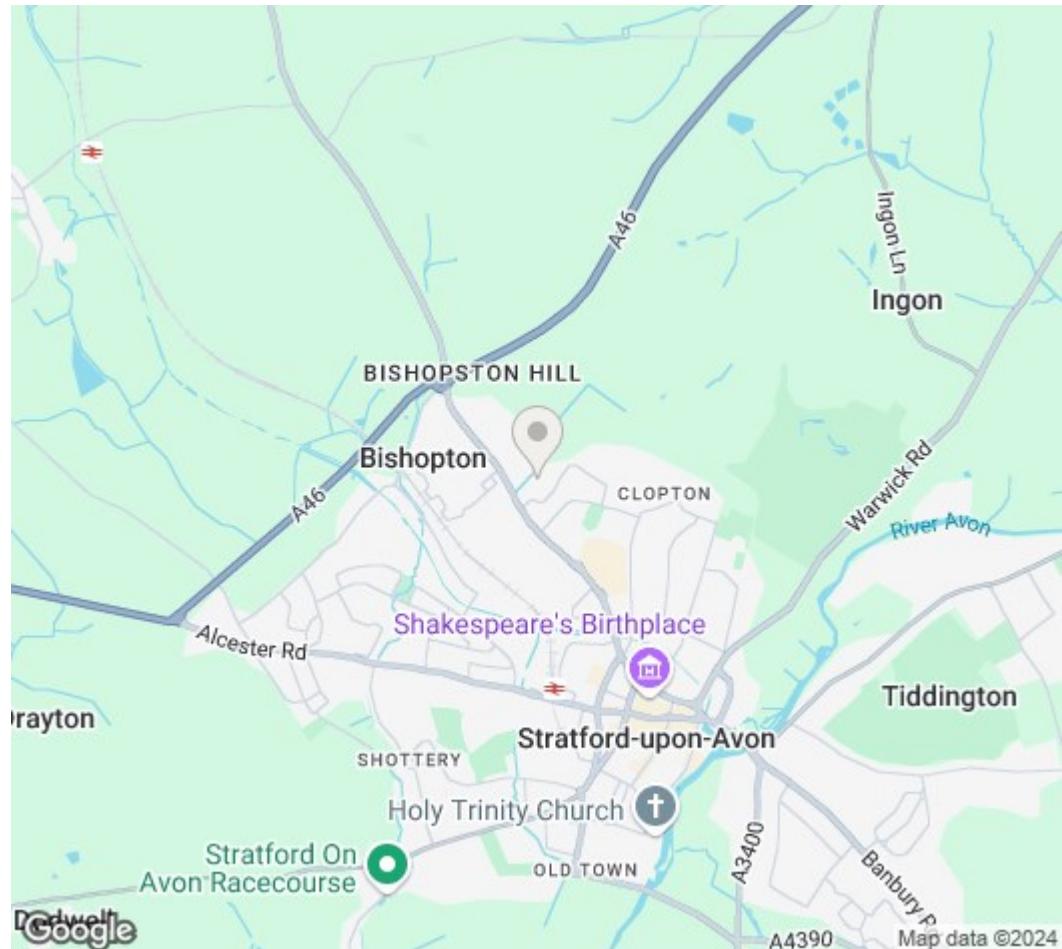
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Approximate Gross Internal Area
Ground Floor = 60.25 sq m / 649 sq ft
First Floor = 46.27 sq m / 498 sq ft
Total Area = 106.52 sq m / 1147 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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