

Peter Clarke



10 Birmingham Road, Stratford-upon-Avon, Warwickshire, CV37 0BH

- End terraced property
- Allocated parking space
- Additional shared visitor spaces
- Two double bedrooms
- Walking distance of the town centre
- Larger than expected rear garden
- Successfully let for a number of years
- Modern kitchen and bathroom



£315,000

Located in the town centre with it's own ALLOCATED PARKING SPACE is this modernised, two double bedroom home. Retaining many original features such as flagstone flooring in the sitting room, this property offers a larger than expected rear garden and has been successfully let for a number of years. NO ONWARD CHAIN

#### ACCOMMODATION

Sitting room with flagstone flooring. Kitchen with matching wall, base and drawer units with work surface over incorporating stainless steel sink and drainer, integrated oven, four ring electric hob and overhead extractor fan, integrated washing machine and space for fridge freezer, door to garden. concealed cellar with sump pump.

Landing with airing cupboard housing boiler. Two double bedrooms. Bathroom with white suite comprising bath with shower over, wc, wash hand basin, wall mounted heated towel rail.

Outside to the rear is a paved patio leading to a lawned garden enclosed by fencing. Door to brick store. Gated side access to front. To the front is an allocated parking space for one car plus there are two shared visitor parking spaces available for use by the four cottages.

#### 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.

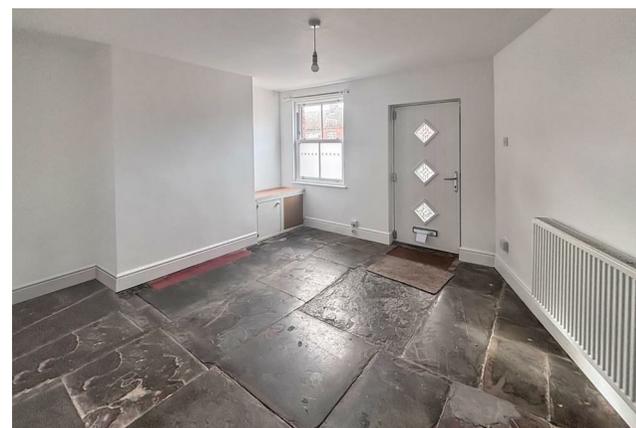
AGENTS DECLARATION: In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is related to an employee of Peter Clarke & Co. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

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 C.

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

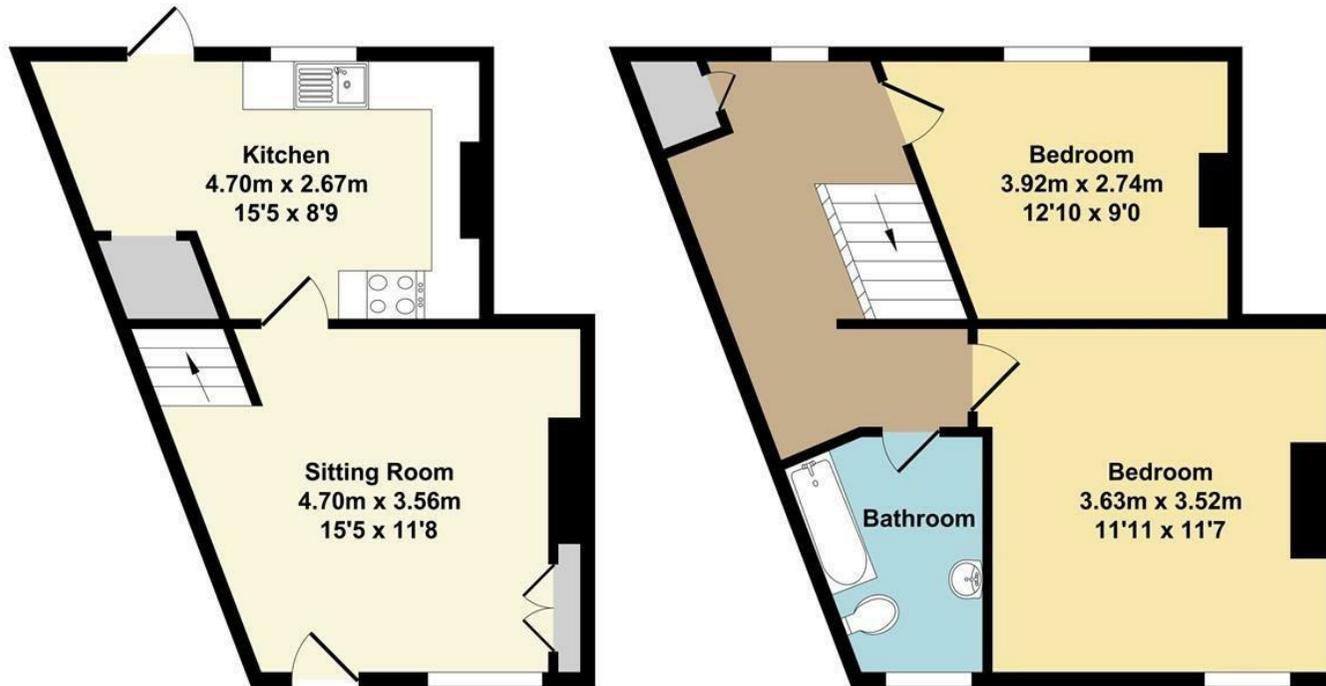
VIEWING: By Prior Appointment with the selling agent.



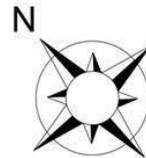
# Birmingham Road

Total Approx. Floor Area 61.55 Sq.M. (663 Sq.Ft.)

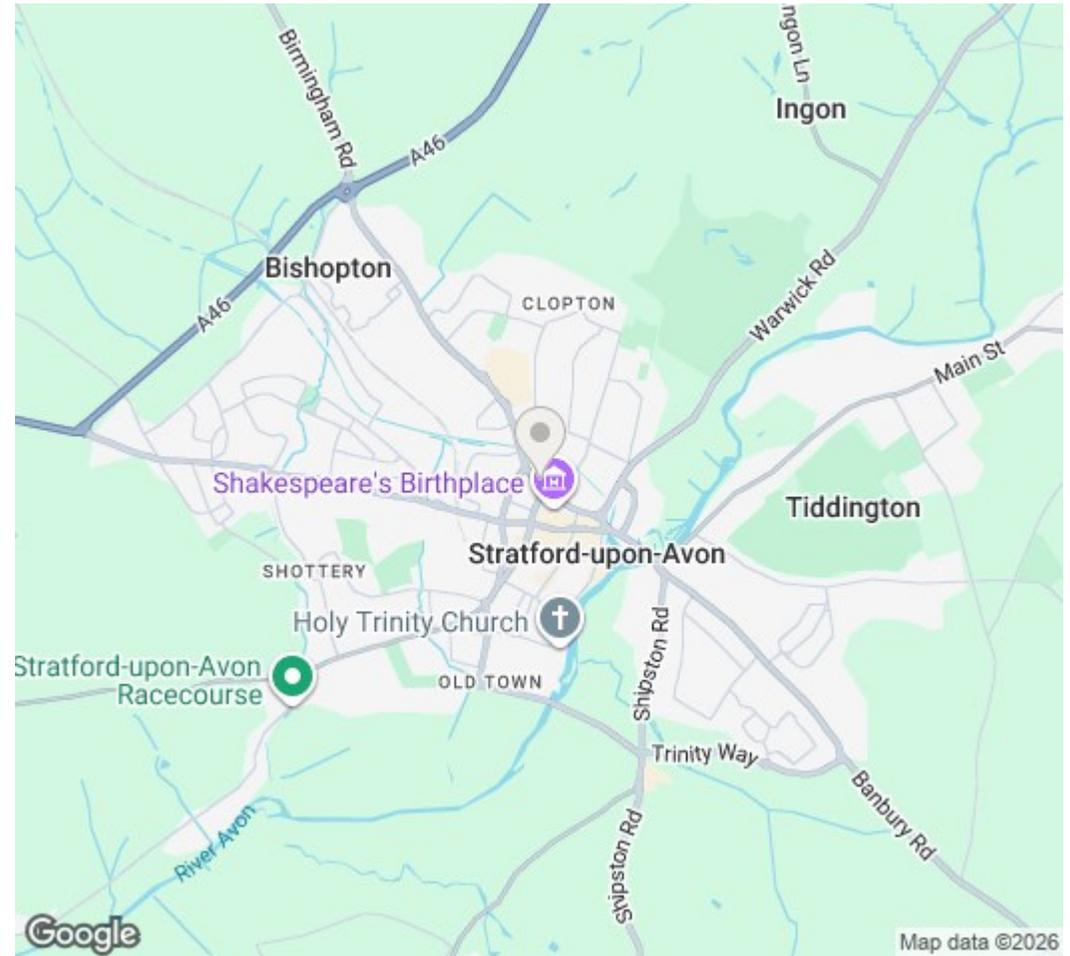
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 25.87 Sq.M.  
(278 Sq.Ft.)



First Floor  
Approx. Floor  
Area 35.68 Sq.M.  
(384 Sq.Ft.)



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

