

Peter Clarke



113 Shottery Road, Stratford-upon-Avon, Warwickshire, CV37 9QB

- Sought after location
- Very close walk to the town centre
- Ample off road parking for several vehicles
- Recently refurbished extension
- Large kitchen/dining/family room with bi-fold doors
- Sitting room
- Three bedrooms, refitted bathroom
- South facing rear garden



Offers Over £450,000

Situated in an enviable and sought after location, within a very close walk to the town centre, is this mature three bedroom semi-detached traditional style property. Extended to include large kitchen/dining/family room with bi-fold doors, sitting room, three bedrooms, refitted bathroom, ample parking and south facing rear garden.

#### ACCOMMODATION

Door to porch with original leaded and stained glass door to hall, with wood effect floor, under stairs storage cupboard with space and plumbing for washing machine. Sitting room with bay window to front. Kitchen/dining/family room with bi-fold doors with internal blinds, to south facing rear garden, two roof windows, downlighters, part vaulted ceiling, range of cupboards and work surface, sink, built in oven and grill, built in fridge freezer, built in dishwasher, pull out larder drawers, pan drawers, central island with four ring electric hob, wood effect floor.

Landing with access to roof space, linen cupboard. Three bedrooms. Refitted bathroom with wc, wash basin and bath with shower over, rainfall shower head and attachment, chrome heated towel rail, tiled splashbacks, wood effect floor.

Outside there is paved off road parking for several vehicles. Garage. Gated access to side to rear garden with patio, lawn, further patio to rear of garden 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.

**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 heating to radiators.

**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.

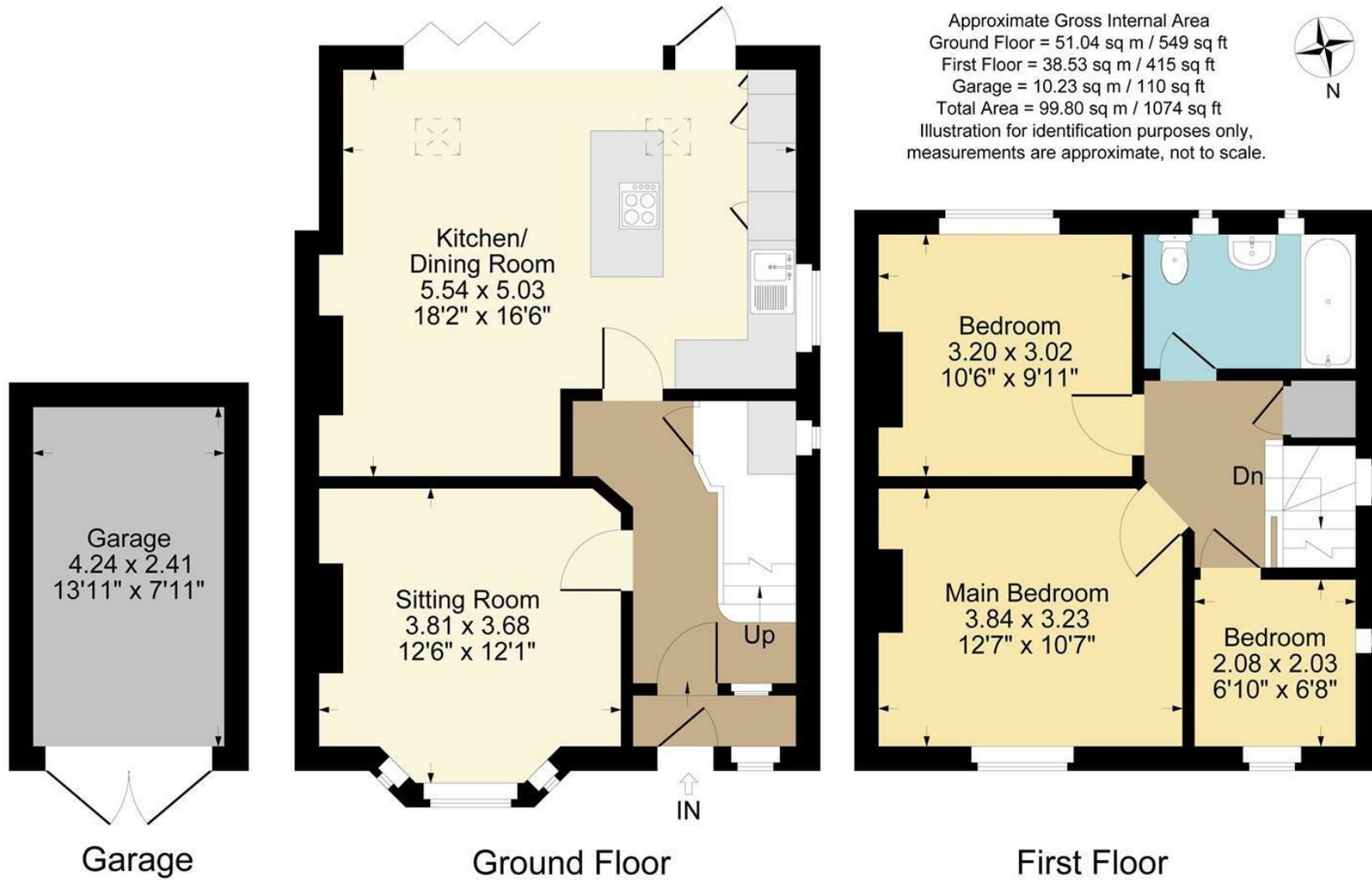
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

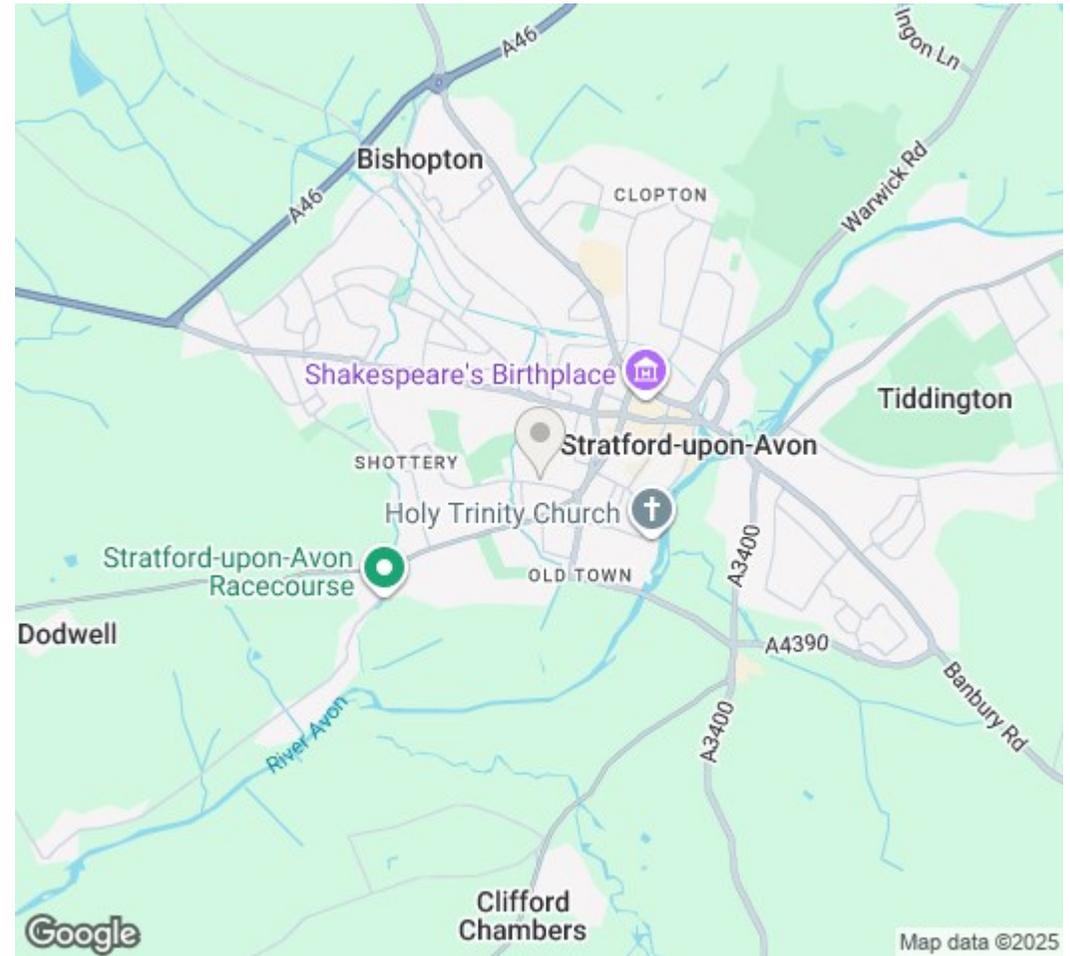
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

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



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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

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