

Peter Clarke



24 Aston Cantlow Road, Wilmcote, Stratford-upon-Avon, CV37 9XZ

- Popular village location
- New bathroom in 2021
- Mains gas
- Potential for extension (STPP)
- Large rear garden
- On road parking



Offers Over £290,000

Offered with NO ONWARD CHAIN and in a popular village location just north of Stratford upon Avon, is this charming two bedroom cottage that has been lovingly improved by the current owner. With potential for extension to the side (STPP), and a larger than expected garden, this property is ready for immediate occupation

#### ACCOMMODATION

Door to sitting room with window to front, under stairs storage cupboard housing combination boiler. Kitchen with window to rear, spotlights, door to side, range of matching wall and base units with work top over incorporating ceramic sink and drainer, space for oven with brushed metal extractor fan hood over, cupboard housing washing machine. Ground floor bathroom with opaque window to rear, bath with shower over, wash hand basin unit with wc, chrome heated towel rail, part tiled walls, wood effect flooring, extractor fan.

Landing with loft hatch. Bedroom with window to front. Bedroom with window to rear.

Outside to the front is a mix of planted beds and paved pathway leading to the side onto a rear garden which is mainly laid to lawn with planted beds, mature shrubs and trees, wood store, picket gate leading to a refuse pathway and garden beyond with timber shed.

#### 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 shared pathway with neighbouring properties for refuse in the middle of the rear garden.

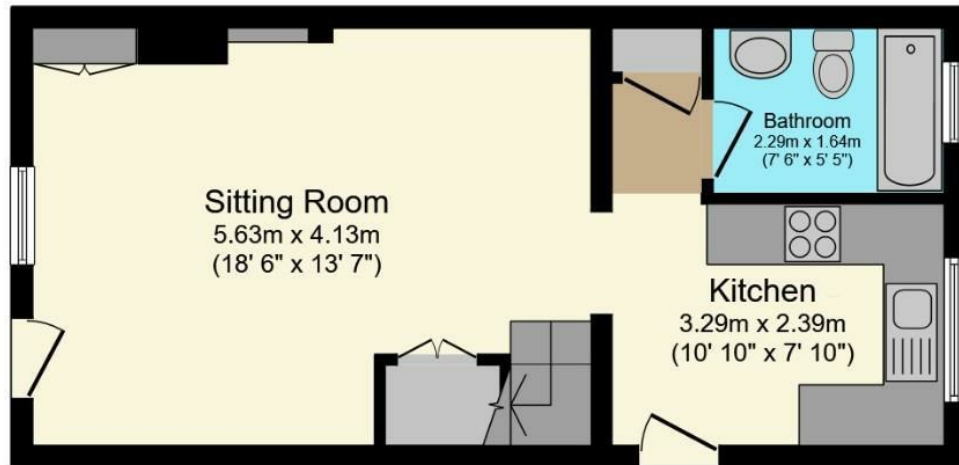
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



# 24 Aston Cantlow Road, Wilmcote



**Ground Floor**  
Floor area 37.3 m<sup>2</sup> (401 sq.ft.)



**First Floor**  
Floor area 22.8 m<sup>2</sup> (246 sq.ft.)

**TOTAL: 60.1 m<sup>2</sup> (647 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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