



30 The Fordway, Lower Quinton, Stratford-upon-Avon, CV37 8QP

- Handsome link detached property
- Spacious hall and cloakroom
- Sitting room with dual aspect, and dining room
- Kitchen/breakfast room and utility
- Two double bedrooms, both en suite on the first floor, and Study/Bedroom Five.
- Two further double bedrooms and bathroom on second floor
- Garden, parking and garage to rear



Guide Price £475,000

A handsome double fronted link detached property located opposite a green providing 2,005 sq.ft. (inc garage), of spacious accommodation with five bedrooms, four being large doubles, two reception rooms, kitchen/breakfast room and utility. Quiet location in this attractive village.

ACCOMMODATION

Front door to spacious hall with under stairs storage cupboard and tiled floor. Refitted cloakroom with wc and wash basin, tiled floor. Sitting room with dual aspect and French doors to rear, fireplace. Dining room. Kitchen/breakfast room with range of cupboards and work surface incorporating sink, induction hob with filter hood over, built in dishwasher, integrated under counter fridge, space for fridge freezer, built in oven and grill, French doors to side, tiled floor. Utility with cupboards, work surface, sink, space and plumbing for washing machine, space for tumble dryer.

Landing. Bedroom One with fitted wardrobes, dressing area. En suite with bath, wc, wash basin. Bedroom Two with fitted wardrobes. En suite with space for shower, wc, wash basin. Study/Bedroom Five.

Second floor landing with airing cupboard and hot water cylinder with electric heating and hot water. Bedroom Three with fitted wardrobes. Bedroom Four with wood effect floor. Bathroom with bath with shower over and shower screen, wc and wash basin and roof window.

Outside there is a shallow gravelled foregarden with railings and gate to front. Gated access to side leads to rear garden with two seating areas, lawn, raised sleeper edge planted borders, and enclosed by wood fencing. Off road parking and single garage with up and over door to front.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating to wet radiator system.

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 F.

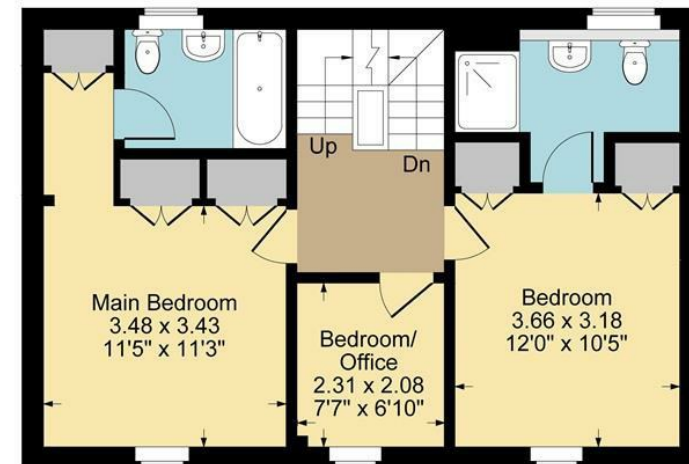
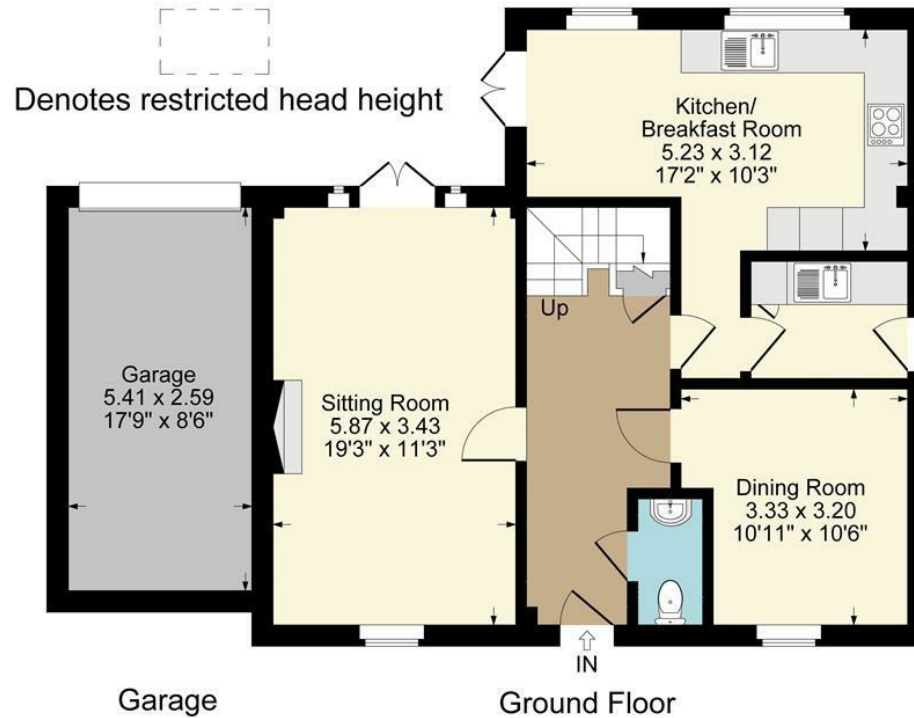
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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Approximate Gross Internal Area
 Ground Floor = 66.37 sq m / 714 sq ft
 First Floor = 52.98 sq m / 570 sq ft
 Second Floor = 52.98 sq m / 570 sq ft
 Garage = 14.01 sq m / 151 sq ft
 Total Area = 186.34 sq m / 2005 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





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.

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