



41 Millfield Close, Lower Quinton, Stratford-upon-Avon, CV37 8TF



- NO CHAIN
- Three bedrooms, a bathroom and an en suite shower room
- Kitchen, cloakroom, sitting room and sun room
- Driveway, garage and gardens
- Tucked away position in a popular village
- Viewing highly recommended



£285,000

NO CHAIN. A superb opportunity to purchase this three bedroom house located at the rear of a small development in the village of Lower Quinton. Further benefits include sitting room, updated kitchen, sun room, mature garden, driveway and garage.

#### ACCOMMODATION

Entrance porch with window to side. Door to sitting room with window to front and stairs to landing. Rear hallway. Cloakroom with wash hand basin, wc, part tiled walls. Upgraded kitchen with window and door to sun room, range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring induction hob with tilted extractor fan hood over, integrated oven, appliances included are washing machine and tumble drier. Sun room having had an insulated roof installed, windows to rear and double doors to garden.

Landing with loft hatch and airing cupboard with immersion water tank. Bedroom with window to front, range of wardrobes and over-bed cupboards. En suite shower room with shower cubicle, wash hand basin and part tiled walls. Bedroom with window to rear. Bedroom with window to front. Bathroom with opaque window to rear, bath, wash hand basin, wc, part tiled walls.

Outside to the front is a tarmacadamed driveway leading to the garage with up and over door, power and light, pedestrian door to rear. The rear garden has a mix of paved pathways, mainly laid to lawn, planted beds, mature shrubs and trees, screened oil tank with long life fencing on the owners side.

#### 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. Oil fired 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.

**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.



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Ground Floor

First Floor

Approximate Gross Internal Area = 81.04 sq m / 872 sq ft

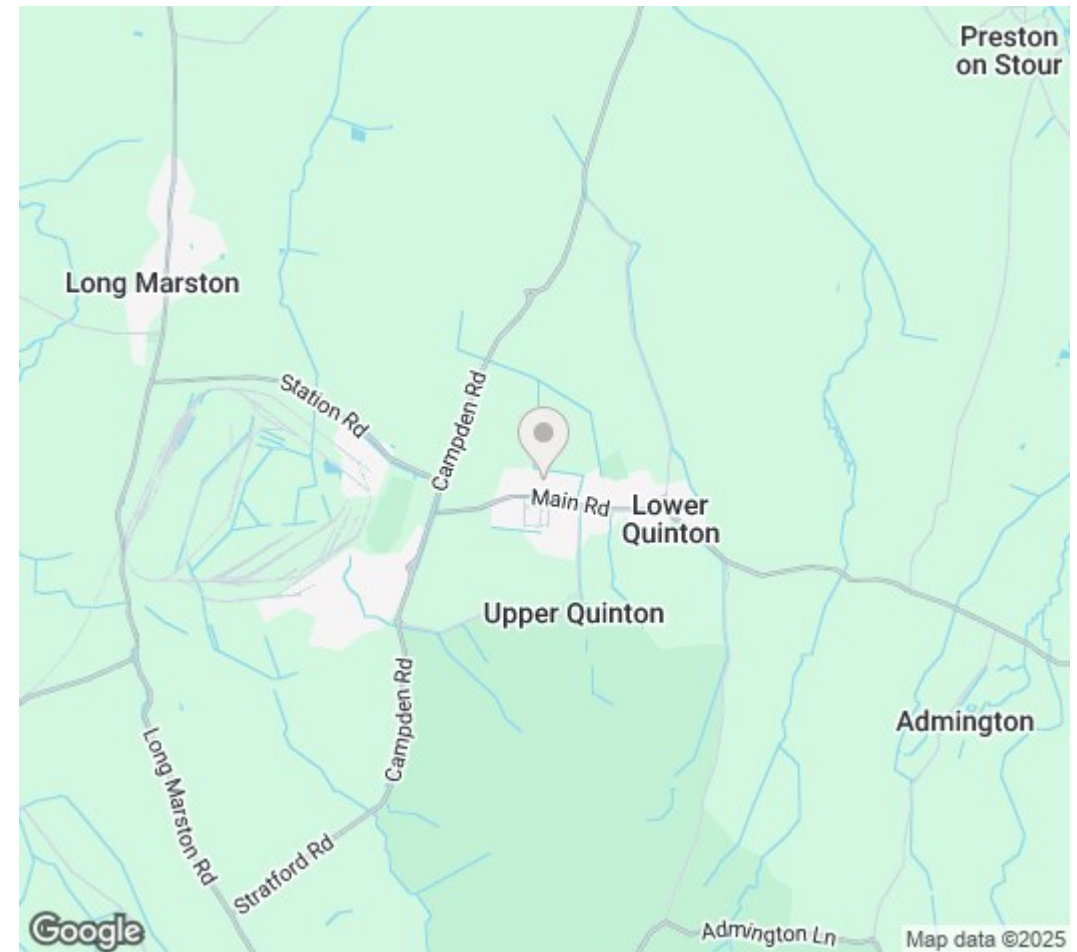
Garage = 11.50 sq m / 124 sq ft

Total Area = 92.54 sq m / 996 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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