



**3, Mayswood Road
Wootton Waven, Warwickshire B95 6AT
Offers In The Region Of £435,000**

An exciting opportunity to acquire a beautifully positioned two-bedroom semi-detached home on the much sought after Mayswood Road in Wootton Waven, offering ready to move in comfort and exceptional future potential to extend and improve (with a certificate of lawful use being granted for the construction of a single story side extension and two-storey rear extension in 2022 - Reference No. 22/02245/LDP). The property also benefits from having been re-wired and fitted with a new central heating system in 2020.

The property briefly comprises: porch, entrance hall, living room, breakfast kitchen, two double bedrooms, re-fitted shower room, lean-to/utility. The property further benefits from a large fully enclosed rear garden. Inside, the property offers a charming living room with a feature fireplace, a well-proportioned breakfast kitchen, two generous double bedrooms, and a stylishly refitted shower room. To the rear, the large garden offers extensive space for future developments, retaining ample space for outdoor living.

The property is being sold without the complexities of a property chain, making it ideally suited to a buyer ready to move with a smooth and timely transition while looking to create their forever home.

The village of Wootton Waven has a great deal to offer with an 'open all hours shop', a local post office, two excellent pubs, a Village Hall and a "Good" Ofsted rated C of E Primary School. A bus route runs from Stratford-Upon-Avon through the village and up to Shirley and Birmingham. The Railway Line provides routes to both Stratford-Upon Avon and Birmingham Snowhill Station and Moor Street. The property is well situated for easy access to the Midland Motorway Network.



Set back from the road behind a gravelled driveway which provides parking for several vehicles. A timber gate gives provides access to the rear garden whilst two double timber doors provide access into the garage.

A double glazed timber door with matching side panels opens into:-

Porch

With tiled floor, double glazed windows to two sides, wall mounted light fitting and a timber front door opens into:-

Entrance Hall

With staircase rising to the first floor and door opening into:-

Living Room

12'5" x 13'9" min / 14'9" max (3.8m x 4.2m min / 4.5m max)

Feature exposed brick fireplace, two ornate cast iron radiators. Two UPVC double glazed windows to the front and door opening into:-

Breakfast Kitchen

18'1" x 7'11" (5.53m x 2.42m)

A range of wall, base and drawer units with roll top work surfaces over. Inset stainless steel 1 1/4 sink unit with chrome mixer tap. Built in electric double oven. Inset 4 ring electric hob with extractor hood over. Space for an under counter refrigerator and freezer. Space and plumbing for a dishwasher. UPVC double glazed windows to the side and rear, radiator and UPVC double glazed door opening into:-

Lean-To / Utility

18'4" x 8'2" (5.60m x 2.5m)

With glazed panel windows to three sides and above. Sliding glazed panel door opening out to the rear garden. Space and plumbing for an automatic washing machine and tumble dryer.

First Floor Landing

UPVC double glazed window to the side. Hatch giving access to the loft which is boarded with drop down ladder, lighting and housing the combination boiler.

Bedroom One

18'1" x 9'6" (5.53m x 2.90m)

UPVC double glazed window to the front. Feature decorative fireplace and cast iron radiator.

Bedroom Two

11'1" x 9'10" (3.39m x 3.01m)

UPVC double glazed window to the rear and cast iron radiator.

Shower Room

7'11" x 8'0" (2.43m x 2.44m)

With wood strip flooring, quadrant shower cubicle with mains fed shower over, tiling to splash backs, low level W.C. Vanity unit with inset sink bowl sink unit and chrome mixer tap over. Shaving mirror with lighting. Chrome ladder style radiator and obscure UPVC double glazed window to the rear.

Rear Garden

Mainly laid to lawn, bound on three sides with timber fencing. A range of trees to include apple and pear trees. A paved path with timber gate leads to the front of the property.

Brick Built Gardeners W.C.

With low level W.C.

Workshop

(Needs restoring). Single glazed windows to front and side.

Garage

Cement block and timber fronted with windows to the side, double timber garage doors to the front.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property. Central Heating is via LPG Gas.

Council Tax:

Stratford-on-Avon District Council - Band C

Tenure:

The property is freehold.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE being 'Good outdoor and in-home' coverage, O2 and Vodafone being Good outdoor coverage and Three being 'Good outdoor, variable in-home' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in a low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

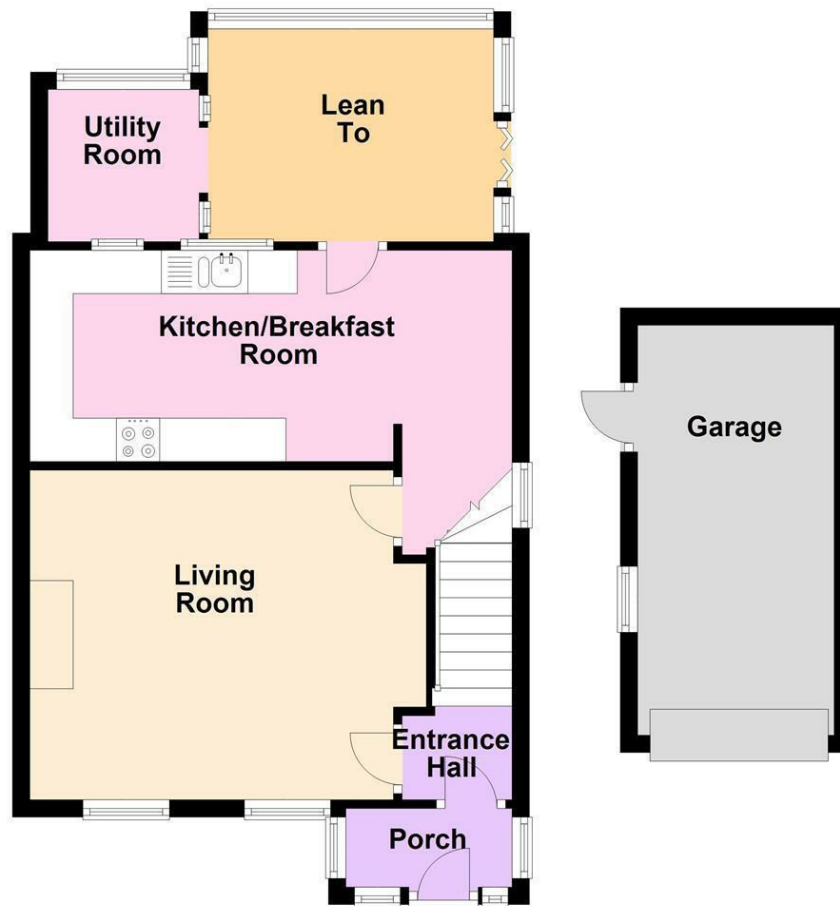
Strictly by prior appointment with Earles (01564 794 343).

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Ground Floor
Approx. 60.0 sq. metres (645.4 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.4 sq. feet)

