



**16 Stone Pits Meadow
Wilmcote
Stratford Upon Avon
CV37 9WA**

Offers In Excess Of £415,000

An excellent opportunity to purchase a much improved three bedroom family home, located on a small development within the popular village of Wilmcote.

The accommodation is arranged over two floors and briefly comprises of; entrance hall, re-fitted kitchen, living/dining room and WC. To the first floor; three double bedrooms, the master bedroom having an en-suite and a family bathroom. Externally there is a generously sized garden to the rear, whilst to the front is off-road parking for two vehicles with a fore garden and access to a single garage.

Wilmcote is a beautiful small village, lying approximately three and a half miles north-west of Stratford-upon-Avon. It is a thriving village with a local shop, Country Inn, excellent junior and infant school and railway station. Wilmcote is ideally placed for access to Stratford-upon-Avon, as well as the towns of Solihull, Warwick and Leamington Spa. The village is surrounded by delightful Warwickshire countryside providing bridleways and countryside walks. The NEC, Birmingham International Airport and Railway Station, together with the M40, are also readily accessible.

Being offered for sale with no upward chain.

Entrance Hall

3'7" x 11'9" (1.1m x 3.6m)

Having a staircase rising to the first floor and doors to the ground floor rooms.

Kitchen

7'2" x 15'5" (2.2m x 4.7m)

Having a range of wall and base units with laminate worktops over and ceramic tiles to splash-backs. Franke stainless steel sink with filter/mixer tap over. Integral appliances to include; dishwasher, tumble dryer and washing machine. Space for a free-standing cooker and fridge freezer. Ceramic tiled floor.

Living/Dining Room

19'4" x 12'5" (5.9m x 3.8m)

Having a UPVC double glazed window overlooking the rear garden with radiator below and French doors leading to;

Conservatory

9'9" x 7'10" (2.98m x 2.4m)

Being built of brick to half height with UPVC double glazed windows to the side elevations, ceramic tiled flooring, a polycarbonate roof, with UPVC double glazed French doors leading to the rear garden.

WC

Having a WC and hand basin

Master Bedroom

10'9" x 15'5" (max) (3.3m x 4.7m (max))

Generously sized master bedroom, having a UPVC double glazed window to the rear elevation with single

panel radiator below. En-suite shower room consisting of a WC, hand basin and corner shower with UPVC double glazed frosted window to the side elevation and white Porcelanosa tiles.

Bedroom Two

10'9" x 9'2" (3.3m x 2.8m)

Having a UPVC double glazed window to the front elevation with radiator below.

Bedroom Three

8'2" x 9'6" (2.5m x 2.9m)

Having a UPVC double glazed window to the rear elevation with a radiator below and a fitted wardrobe.

Family Bathroom

8'2" x 5'6" (2.5m x 1.7m)

Having a UPVC double glazed frosted window to the front elevation, WC, hand basin and bath with electric shower over. Ceramic tiles to half height on two of the walls and a wood effect lino flooring.

Single Garage

7'10" x 15'1" (2.4m x 4.6m)

Having a manual up and over door, power and lighting.

Westerly Facing Rear Garden

Having pedestrian access via the side, being mainly laid to lawn with well-stocked borders and fruit trees. A patio area and a small shed.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected

to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford upon Avon District Council - Band E

Fixtures & Fittings:

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

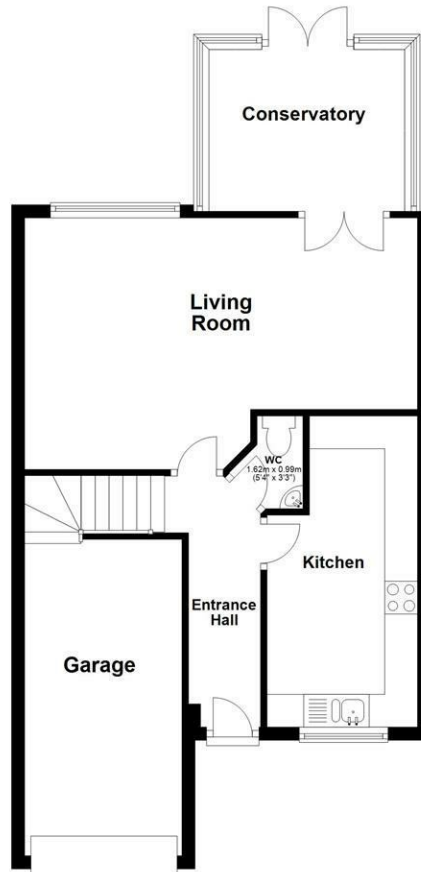
Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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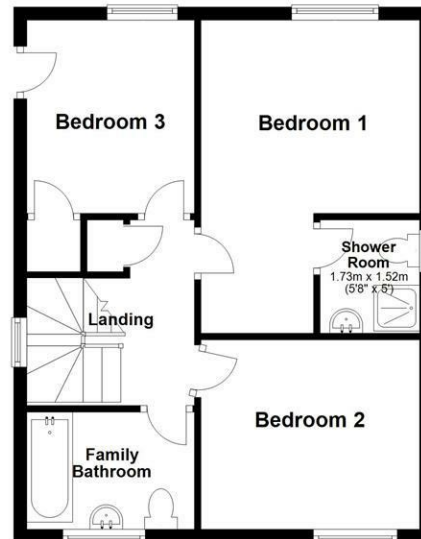
Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

