

Peter Clarke



191 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DU

£650,000

A superb opportunity to acquire this detached house situated on the ever-popular Loxley Road. The property has huge potential to extend (STPP) and sits on an excellent plot with the Stratford Golf Course behind. Further benefits include two reception rooms, a large kitchen/breakfast room, integral garage and driveway. NO CHAIN.



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION An archway porch opens into

ENTRANCE HALL with understairs storage cupboard with roller drawers.

CLOAKROOM wc, wash hand basin, extractor fan.

UTILITY ROOM with loft access, door and window to rear, work top incorporating stainless steel sink and space below for washing machine and tumble dryer. Door to garage.

GARAGE with double doors to front, loft space, window to rear, power and light.

SITTING ROOM with bay window to front, feature fireplace with decorative surround, mantle and hearth.

DINING ROOM with window to side, door to rear, feature open fireplace with decorative surround, mantle and hearth.

EXTENDED KITCHEN/BREAKFAST ROOM with doors and window to rear, velux roof windows, range of matching wall and base units with stainless steel work top over incorporating

sink and five ring gas hob with extractor fan hood over, integrated oven, fridge freezer and dishwasher. Breakfast bar with granite effect worktop. Underfloor heating.

FIRST FLOOR LANDING with window to rear, loft hatch with ladder leading to a boarded loft with light.

BEDROOM with windows to rear and side.

BEDROOM with bay window to front and fitted wardrobes.

BEDROOM with window to front and fitted wardrobes.

BATHROOM with windows to side and rear, oval bath, separate shower cubicle, glass wash hand basin, wc, heated towel rail, ceramic tiled flooring and underfloor heating.



OUTSIDE To the **FRONT** is a stone chipping driveway, largely laid to lawn, planted beds, mature shrubs, trees and brick paved pathways.

REAR GARDEN An open access to the side, largely laid to lawn with a mix of paved pathways, patios, planted beds and mature shrubs and trees. Fruit and vegetable patches and a pond. Outside tap and hedgerow boundaries.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. 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.

AGENTS NOTE The photographs are taken prior to the current marketing schedule.

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

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

DIRECTIONS: Proceed south over Clopton Bridge taking the first left hand turn onto Tiddington Road, then take the first right turn onto Loxley Road. Follow the road and the property will be found on the left hand side.



Loxley Road, Stratford upon Avon
Total Approx. Floor Area 142.10 Sq.M. (1529 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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