



smarthomes

Evesham Road

Binton, Stratford-upon-Avon, CV37 9TE

- A Characterful Detached Cottage
- Two Double Bedrooms
- Sitting in a Plot of Approx. 0.43 Acres
- Superb Potential for Extension Subject to Planning Consent

£375,000

EPC Rating - 7

Current Council Tax Band - E





Property Description

The property is set back from the road behind a small wicket gate and mature hedging. A paved pathway with lawned areas to either side leads up to the UPVC double glazed door which opens into

Entrance Hallway

With ceramic tiled flooring and door into

Dual Aspect Lounge

13' 1" x 12' 9" (3.99m x 3.89m) With feature exposed timber beams to the ceiling, UPVC double glazed windows to the front and rear aspects, door to staircase rising to the first floor, door to under stairs storage cupboard, feature Inglenook style fireplace with stone canopy and hearth, tiled flooring and door into



Dual Aspect Fitted Kitchen

12' 9" x 8' 6" (3.89m x 2.59m) With UPVC double glazed windows to the front and rear, fitted kitchen with a range of wall, drawer and base units with roll edged laminate work surface over and an inset single drainer stainless steel sink unit with mixer tap and central draining bow. Fitted "Parkray" stove with mantle shelf, stone surround and quarry tiled hearth, 4-ring ceramic hob with extractor over, space and plumbing for a dishwasher, tiling to splashback areas, tiled flooring and door into



Utility Room

5' 10" x 3' 11" (1.78m x 1.19m) With door leading to the garden, UPVC double glazed window to rear, fitted roll edged laminate work surface with wall units over, space and plumbing for a washing machine and door into



Modern Ground Floor Shower Room

9' 2" x 4' 7" (2.79m x 1.4m) With an obscure UPVC double glazed window to the side and a modern white suite comprising a large shower cubicle with mains fed shower and glazed screen, low level W.C and a pedestal wash hand basin. Cupboard housing a gas fired central heating and hot water boiler, tiling to splashback areas, chrome ladder style heated towel rail and tiled flooring

Landing

With exposed timber roof purlins and doors into



Dual Aspect Bedroom One

15' 5" max x 13' 1" max (4.7m max x 4m max) Being L shaped with exposed timber roof purlins, hatch giving access to the roof space and UPVC double glazed windows to the front and side elevations

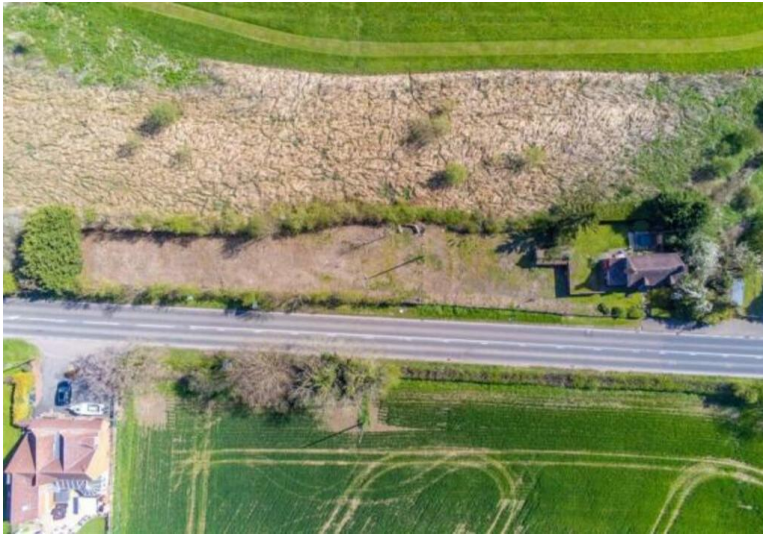
Bedroom Two to Front

12' 9" x 8' 10" (3.89m x 2.69m) With exposed timber roof purlins, UPVC double glazed window to the front and door to built in wardrobe



Extensive Gardens

To the rear of the property there is a paved patio and lawned area with planted hedging. There is a former privy of brick construction with a pitched tiled roof over and some extra land overlooking the fields beyond. Located in the former vegetable garden area, which has long road frontage, there is an old brick built former packing shed/garden store with tiled roof over. The overall plot extends to approx. 0.43 acres and offers superb potential for extension subject to planning permission

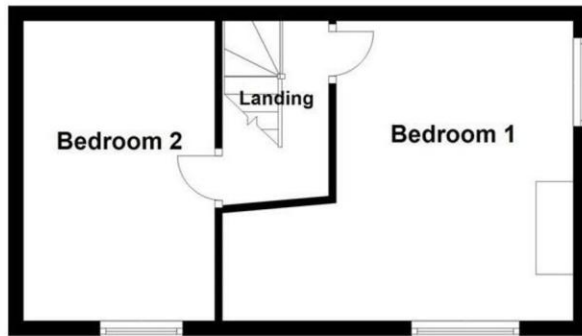


Driveway Parking Approval

The property further benefits from planning approval for the creation of a driveway for off road parking, planning number 23/02409/FUL dated 30th October 2023

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		7
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.