



Peter Clarke

4 Badgers Way, Bishopton, Stratford-upon-Avon, CV37 0UJ

Offers over £450,000



A beautifully presented and upgraded four double bedroom detached home built in 2018, with open outlook to the front and situated at the start of the estate. Large kitchen/dining room with granite worktops, study and utility. Ample parking and double tandem garage, low maintenance gardens. NHBC remaining. Permission for loft conversion.



**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 of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

### ACCOMMODATION

A front door leads to

**ENTRANCE HALL** with Amtico flooring, understairs storage cupboard.

**CLOAKROOM/UTILITY** with wc and wash basin, tiled splashbacks, tiled floor, space and plumbing for washer and dryer with work surface over.

**SITTING ROOM** with square bay window to front, double doors to

**KITCHEN/DINING ROOM** with Franke one and a half bowl single drainer sink unit with taps over and cupboards beneath. Fitted with a further range of high gloss fronted units providing storage space and drawers, and granite work surfaces with upturn. Five burner gas hob with extractor fan over and granite splashback. Built in oven and grill, built in fridge freezer, built in dishwasher, fitted wine cooler, tiled floor, French doors to rear, downlighters, access to gas heating boiler.

**STUDY** with Amtico flooring.

**FIRST FLOOR LANDING** with hot water tank, access to roof space.

**BEDROOM ONE** with square bay window to front, two double mirror fronted sliding doors to wardrobes.

**EN SUITE** with wash basin, large shower cubicle and suspended wc, tiled splashbacks, tiled floor, downlighters, chrome heated towel rail.

**BEDROOM TWO** with fitted mirror fronted sliding doors to wardrobes.



**BEDROOM THREE** with fitted mirror fronted sliding doors to wardrobes.

#### **BEDROOM FOUR**

**BATHROOM** with suspended wc, wash basin and bath with central taps, shower over and glass screen, tiled splashbacks, tiled floor, chrome heated towel rail.

**OUTSIDE** To the **FRONT** there is a stone graveled foregarden with steps and path to front door, planting and hedging. Block paved off road parking for three vehicles, with access to

**DOUBLE TANDEM GARAGE** of brick and pitched tiled roof construction, up and over door to front, power and light, pedestrian door to side, two roof windows and plastered ceiling. Potential to create home office subject to the normal conditions.

**REAR GARDEN** with gated access from drive, patio and path. Mainly laid to astroturf and enclosed by wood fencing and wall.

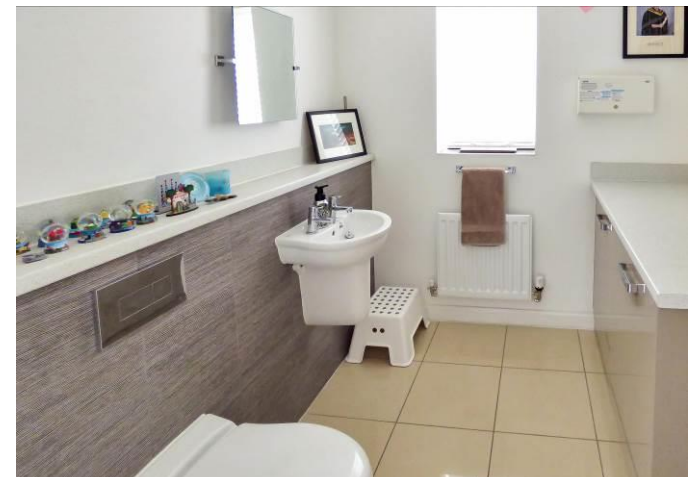
#### **GENERAL INFORMATION**

**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 heating to radiators.

**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** We have been advised by the vendor there is a maintenance charge for the communal areas of approximately £100 per annum.





Badgers Way, Bishopton, CV37 0UJ  
Total Approx. Floor Area 149.18 Sq.M. (1606 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.



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

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

**DIRECTIONS:** Proceed out of Stratford town centre on the Birmingham Road. After approximately three quarters of a mile turn left at the traffic island onto Bishopton Lane. Take the first left turning onto Squirrel Street and you will find the property to the left facing the pond at the front.

**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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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**