

Peter Clarke



33 Ash Grove, Stratford-upon-Avon, CV37 0DR

£295,000

An exceptional opportunity for those seeking to acquire a substantial home within walking distance of the town centre and benefitting from excellent road and rail links nearby. Thought to have considerable scope for modernization and extension (STPP), and benefitting from NO ONWARD CHAIN, the accommodation briefly comprises: entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom, and sizeable front and rear gardens.



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 porch with quarry tiled step and brick archway leads to a part glazed front door opening to

ENTRANCE HALL with stairs rising to first floor, doors to principal reception rooms, understairs storage with power and light.

SITTING ROOM with tiled fireplace housing open fire and bay window to front.

DINING ROOM with tiled fireplace housing open fire and French doors leading to rear garden.

KITCHEN with matching wall, base and drawer units, work top over and tiled splashback. One and a half bowl stainless steel sink and drainer, space for washing machine and tumble dryer, four ring electric hob with extractor over, gas oven, fitted microwave, obscure window to side and glazed door and window leading to rear garden.

FIRST FLOOR LANDING with obscure window to side and loft access.

BEDROOM ONE with bay window to front.

BEDROOM TWO with airing cupboard and window to rear.

BEDROOM THREE with window to front and over stairs cupboard.

BATHROOM with obscure window to rear, part tiled with bath, wash hand basin, shower with hinged glazed door, extractor fan and heated towel rail.

SEPARATE WC with obscure window to side and wc.

OUTSIDE To the **FRONT** there is a long garden with perennial and rose planted areas and box hedge borders, offering an excellent opportunity to add driveway parking subject to



planning permission. To the side is a shared drive leading to a gated hardstanding parking area and **GARAGE**.

REAR GARDEN laid to lawn with dividing hedges, garage, shed, wood fence and hedge borders and brook to the rear.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heaters.

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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: **F.** A full copy of the EPC is available at the office if required.

DIRECTIONS: Leaving Stratford upon Avon north on the A3400 Birmingham Road, at the mini roundabout take the first exit straight on and at the next roundabout take the second exit continuing straight on. Take the second right onto Oakleigh Road then the second left onto Ash Grove where the property will be found on the left hand side towards the end of the cul de sac, identified by a For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.

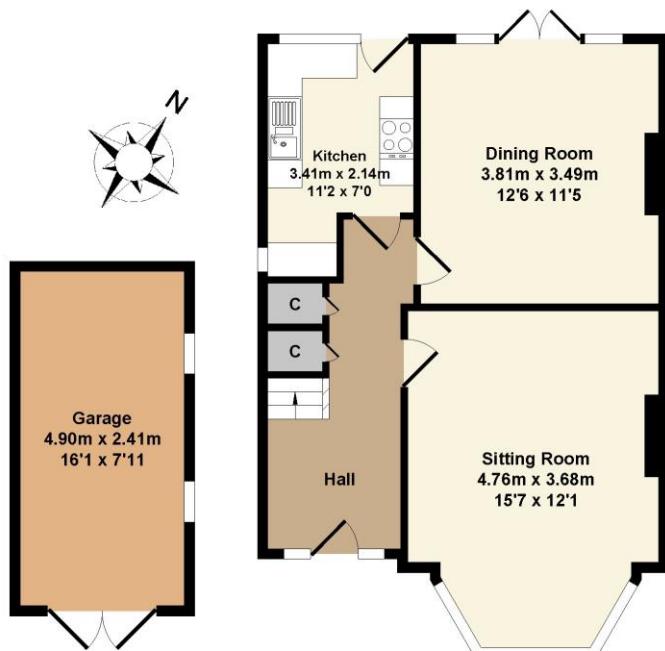
REGULATED BY RICS



Ash Grove, Stratford upon Avon CV37 0DR

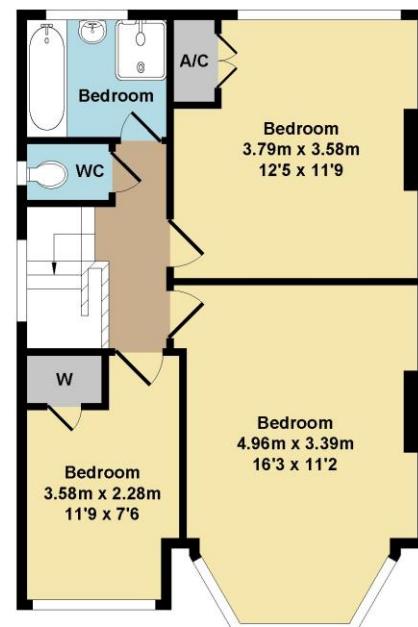
Total Approx. Floor Area 106.0 Sq.M. (1141 Sq.Ft.)

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.



Garage
Approx. Floor
Area 11.80 Sq.M.
(127 Sq.Ft.)

Ground Floor
Approx. Floor
Area 46.0 Sq.M.
(495 Sq.Ft.)



First Floor
Approx. Floor
Area 48.20 Sq.M.
(519 Sq.Ft.)



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 representations 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 or 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