

Peter Clarke

IN ASSOCIATION WITH

Winkworth



87 Aston Cantlow Road, Wilmcote, Stratford-upon-Avon, CV37 9XW

- Multiple reception areas
- Open plan living
- Utility room
- Large drive and sheltered side passage
- Large mature garden and allotment
- Extended
- Four double bedrooms, one with en suite



£550,000

Located in the village of Wilmcote where Shakespeare's mother lived, this incredibly well sized and homely four bedroom semi-detached extended house has its own large driveway, long mature garden with allotment. With open plan living it has everything you would need to make a fantastic family home.

ACCOMMODATION

Arched storm porch. Hall with downstairs coat room. Office with space for cabinets and desk. Sitting room with stone fireplace, bay window, built in bookshelf. Kitchen with range of cupboards, Rangemaster oven, five ring gas hob, one and a half bowl sink with drainer, built in fridge freezer, built in dishwasher, space for seating. Utility with space for fridge freezer, sink, space for washing machine, built in storage, side door. Hallway, Cloakroom with wc and wash hand basin. Dining Area with sliding door to garden, large Velux window. Family room with fireplace, bookshelves. Bathroom with bath, shower over, wash hand basin, wc towel rail.

Bedroom with large garden window, built in cupboards, space for wardrobes. En Suite with wash hand basin, wc, bath with shower over. Bedroom with bay window. Bedroom with large window, built in shelves. Bedroom with large garden window.

Outside to the rear is a good sized garden with summer house, four sheds, greenhouse, allotment area, patio, access to side hallway. The driveway to front has parking for four cars, walled raised flower bed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

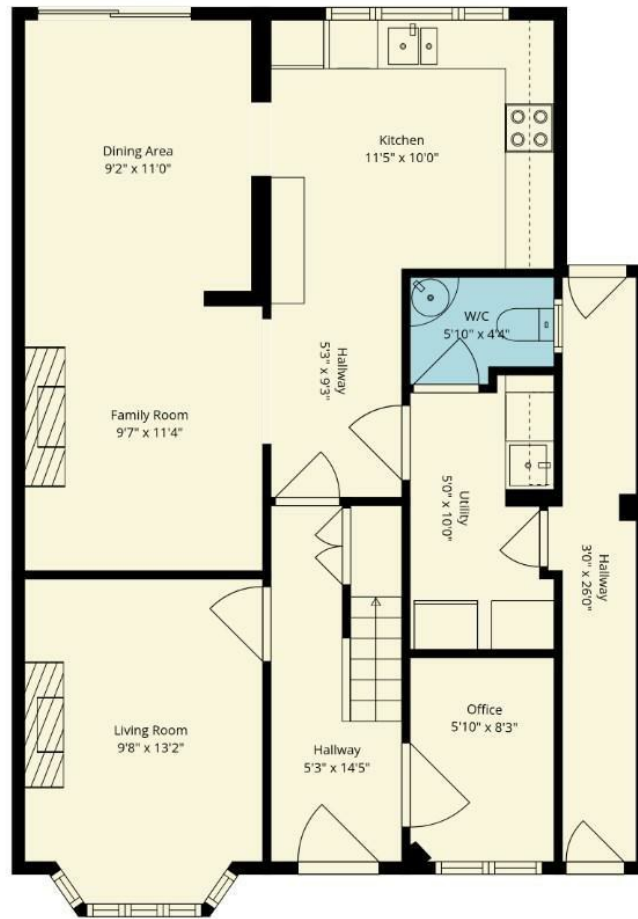
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

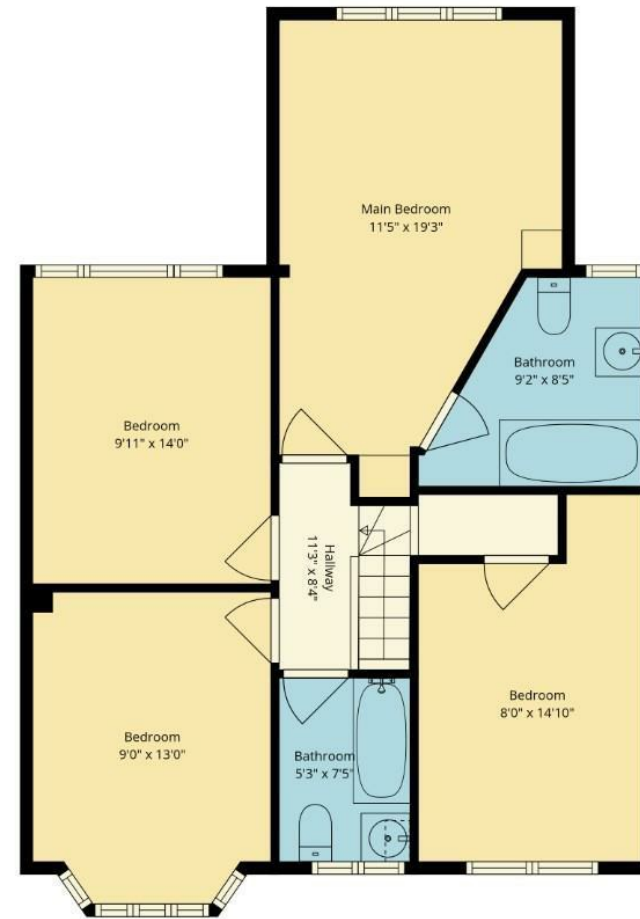
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





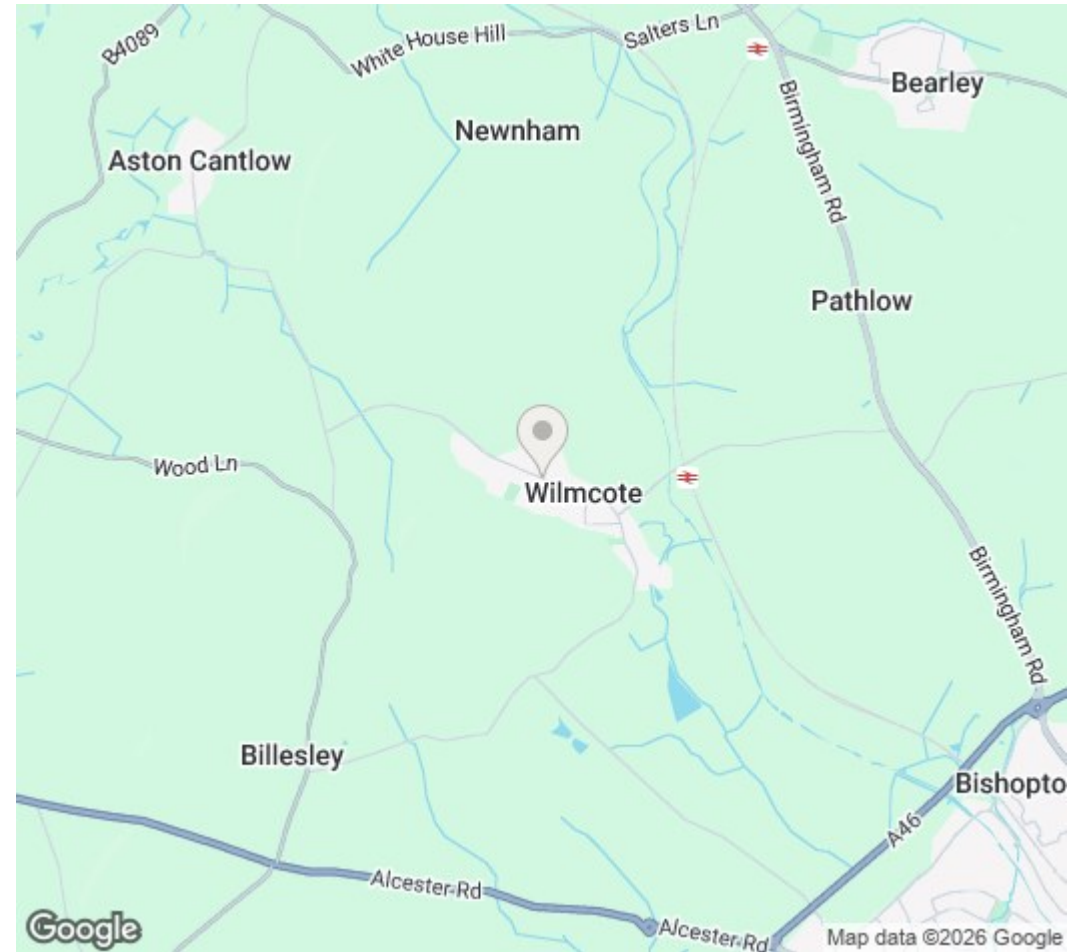
1st Floor



2nd Floor

Total: 1472 sq. ft
 1st Floor: 758 sq. Ft, 2nd Floor: 714 sq. ft
 Excluded Areas: Utility: 60 sq. Ft, Walls: 120 sq. ft

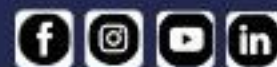
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and 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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