

A three-story red brick house with a grey tiled roof and two dormer windows. The house features a large conservatory with a glass roof and brick base on the ground floor. The garden is paved with light-colored bricks and contains a metal table and chairs set under a closed black umbrella. Lush green plants and bushes are visible in the foreground and along the sides of the house.

Peter Clarke

24 Bardswell Court, Stratford-upon-Avon, CV37 0BD

Guide Price £325,000

A nicely presented, four bedroomed, three storey town house located within close walking distance of the town centre and tucked away in a small cul de sac. Built by Miller Homes in 2002 and fully double glazed. Flexible accommodation with kitchen/dining room opening to garden room/conservatory, first floor sitting room, four bedrooms, two en suites and bathroom, parking/car port, attractive private courtyard garden. 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 A front door leads to

ENTRANCE HALL with wood effect floor, airing cupboard, storage cupboard.

CLOAKROOM with wc and wash basin, wood effect floor.

KITCHEN/DINING ROOM with circular bowl sink with drainer, taps over and cupboards beneath. Further cupboards and work surface, four ring stainless steel gas hob with oven and grill below and filter hood over, built in fridge freezer, built in dishwasher, built in washer dryer. Access to gas heating boiler, tiled splashbacks, tiled floor. French doors to

CONSERVATORY by Town & Country Conservatories with tiled floor, dwarf wall, French doors to side, glass roof, electric wall heater and power sockets.

FIRST FLOOR LANDING

CLOAKROOM with wc and wash basin, tiled splashbacks, downlighters.

SITTING ROOM with Juliet balcony with double doors, fireplace surround housing pebble gas fire.

BEDROOM TWO with double doors to wardrobe.

EN SUITE with wc, wash basin and large shower cubicle, tiled splashbacks, downlighters.

SECOND FLOOR LANDING access to roof space.

BEDROOM ONE with fitted wardrobes and drawers.

EN SUITE with wc, wash basin and large shower cubicle, tiled splashbacks, ladder towel rail, downlighters.

BEDROOM THREE



BEDROOM FOUR

FAMILY BATHROOM with wc, wash basin and bath with shower attachment, tiled splashbacks, downlighters, ladder towel rail.

OUTSIDE There is parking with a three quarter car port, planted mature border and additional on- street parking.

REAR COURTYARD GARDEN which is paved, with attractive evergreen, shrub and perennial planting. Outside tap. The garden is enclosed by wood fencing with gated access to side.

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 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.

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

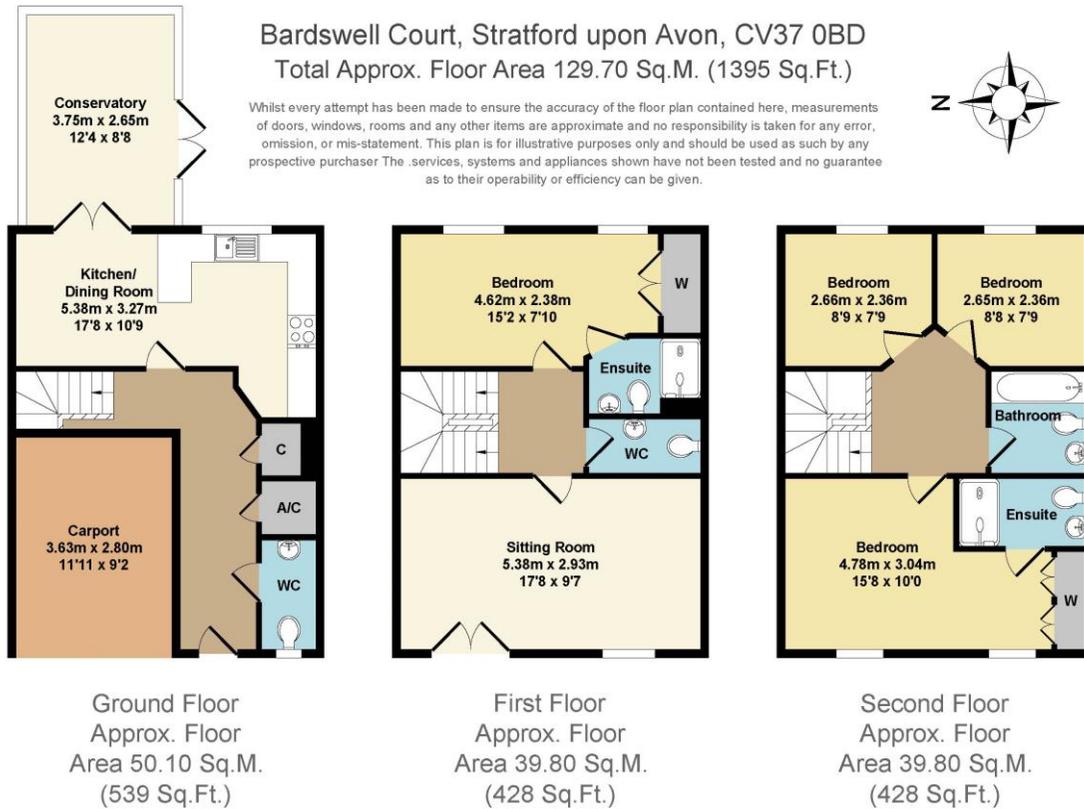
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford town centre on Guild Street. Continue straight onto the Birmingham Road and you will find the property to the right hand side in a cul de sac.



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.



01789 415444

www.peterclarke.co.uk

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire CV37 6PT
stratford@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds