



**VAUGHANREYNOLDS**  
ESTATE AGENTS

3 Highfield Close  
Snitterfield, Stratford-Upon-Avon, CV37 0JJ



## The Property

This three-bedroom home in the popular village of Snitterfield is being offered with no onward chain. Situated at the end of a quiet cul-de-sac, the property boasts a generous front and rear garden with potential for enlargement (subject to necessary planning permission and conditions).

The entrance hall leads to a sitting room with a log burning stove. Double doors open to the garden. The dining/kitchen room features matching wall, base, and drawer units with a work surface incorporating a double sink unit. There is space for a cooker and fridge freezer, as well as a door to an understairs storage cupboard and double doors to the garden. A cloakroom/WC and utility room with cistern and wash hand basin are located off the kitchen.

The first-floor landing, with a storage cupboard and loft access, leads to three bedrooms. Bedroom one includes built-in wardrobes, and there is a good-sized family bathroom.

Outside, the rear of the property features a brick-paved patio leading to a mainly lawned garden, with a paved pathway to a summer house/office which is fully heated, plumbed in with toilet and sink and has high speed internet there is an additional garden shed. Well-stocked borders, an outside tap, and gated side access complete the outdoor space.





At the front, there is a low-maintenance pebble garden and a driveway for two/three cars.

#### The Location

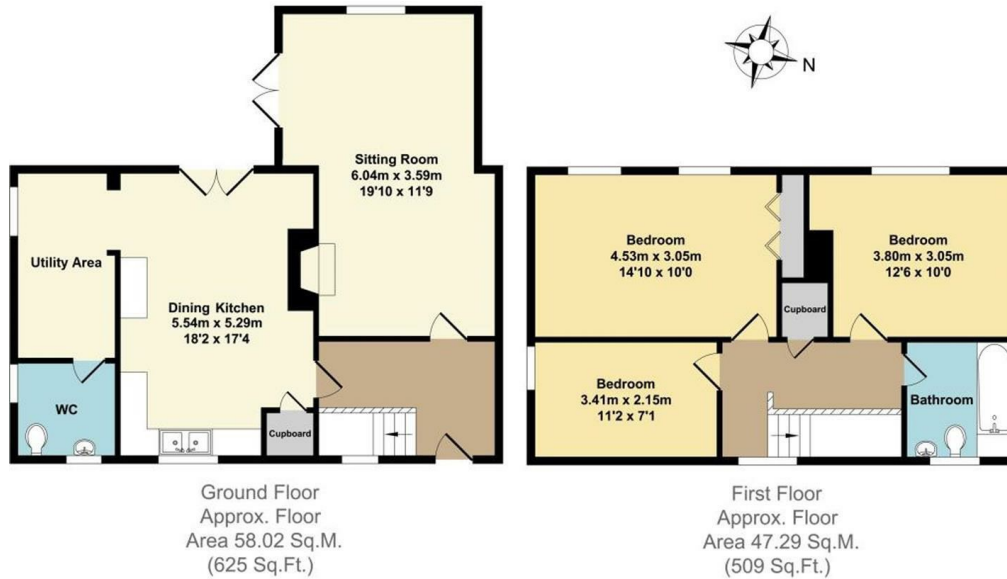
Snitterfield is a delightful village with a thriving community, situated within easy access of Stratford-upon-Avon with its Shakespeare connections, Warwick, Leamington Spa, Coventry and Solihull. The village has a good range of local amenities, which include a junior and infant school, excellent local shop, one pub, two churches and a dentist's surgery. Snitterfield is surrounded by delightful Warwickshire countryside with many walks and bridle paths.



## GENERAL INFORMATION

### Highfield Close, Snitterfield, CV37 0JJ Total Approx. Floor Area 105.31 Sq.M. (1134 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford Upon Avon, Council Tax Band C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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