



VAUGHANREYNOLDS
ESTATE AGENTS

72 Grange Road
Bearley, Stratford-Upon-Avon, CV37 0SF



The Property

The property has been recently updated, striking a pleasant balance between its charming character and modern elegance. It features a generous lounge, a contemporary kitchen, three bedrooms, two bathrooms, and outside, you'll find a driveway along with a beautiful garden.

Entrance Hallway This area includes stairs leading to the first floor and doors that open to the kitchen, bathroom, and lounge. **Lounge** The lounge boasts new flooring, a double-glazed window at the front, a wall-mounted radiator, a TV point, and double-glazed patio doors that lead to the rear garden. **Kitchen** This newly renovated kitchen is equipped with a variety of wall and base units topped with complementary work surfaces, a composite sink and drainer, an integrated hob and oven, an extractor fan, an integrated washing machine, an integrated dishwasher, a single fridge, a freezer, and a central heating boiler. **Ground Floor Bathroom** This newly updated bathroom features a bath, W.C., and wash hand basin, along with tiled walls and an obscure window.

Bedroom One A spacious double room with carpet flooring, built-in wardrobes, a double-glazed window, and a wall-mounted radiator. **Bedroom Two** Another generously sized room with carpet flooring, a double-glazed window, and a wall-mounted radiator. **Bedroom Three** This room is also spacious and features carpet flooring, a double-glazed window, and a wall-mounted radiator. **Shower Room** This newly renovated shower room includes a shower area, W.C., and wash hand basin, with part tiled walls and an obscure window





Garden The garden features a decking area, perfect for entertaining, and overlooks a well-shaped lawn with borders. It offers stunning views of the countryside and fields.

The Location

Bearley is a popular Warwickshire village lying approximately five miles north of Stratford-upon-Avon. It is surrounded by attractive open countryside yet lies only five miles from Stratford-upon-Avon, which offers an extensive range of excellent shopping, sporting, cultural, social and recreational amenities.

The village enjoys the benefit of its own village hall, historic church, popular golf course and gliding club, whilst the Golden Cross Inn and Bearley Railway Station provide regular train services between Stratford-upon-Avon and Birmingham, all of which are located within easy reach. Junction 15 of the M40 motorway lies approximately six miles distant, enabling fast travelling throughout the Midlands conurbation and beyond, whilst there are regular mainline train services from Warwick Parkway to London.



GENERAL INFORMATION

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.

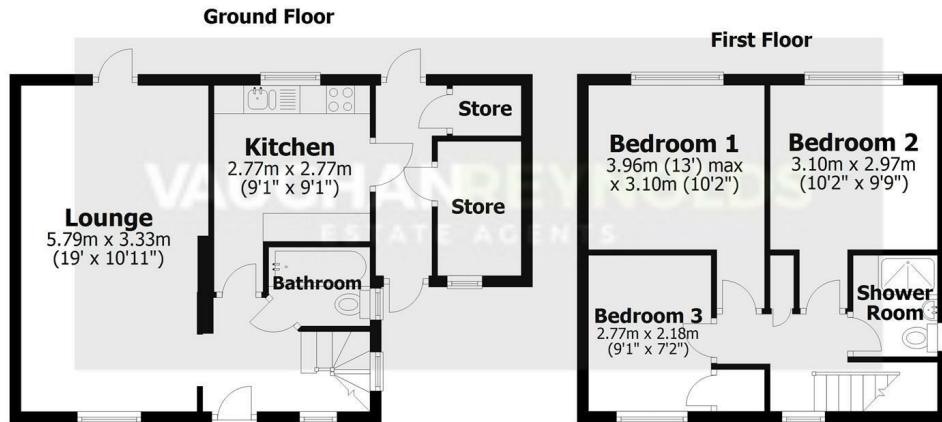
Local Authority: Stratford, Council Tax Band C

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	