



**VAUGHANREYNOLDS**  
ESTATE AGENTS

42 Grange Road  
Bearley, Stratford-Upon-Avon, CV37 0SE



## The Property

Set back from the road, this traditional semi-detached property is ideally situated in the heart of Bearley, a popular village located on the outskirts of Stratford-upon-Avon. Having been extremely well maintained and updated by the current owners, the property offers a turn-key opportunity for a willing buyer, but also boasts further potential to be altered to meet a wide variety of needs.

In brief, the accommodation comprises; Hallway with stairs rising to the upper floor and doors off. The spacious living room has window to front and access to the conservatory. The conservatory has patio doors leading to rear garden and access through to a well-equipped modern kitchen, complete with gloss fronts, solid wood worksurfaces over and integrated double oven, gas hob and extractor. There is also a WC/Utility area off the entrance hall.

To the first floor, a central landing with loft access leads to three bedrooms, two of which are generous doubles, and a modern bathroom, which is fitted with a matching white suite comprising panel bath with shower over, WC and wash hand basin.



Externally, there is a pleasant mature garden to rear, laid mainly to lawn with a variety of shrubs, trees and plants throughout. A decked area provides space for alfresco dining and links to the single garage with light and power. To the front of the property a double width, part hard-standing, and hard landscaped driveway provides ample off road parking.





## 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.





2



3



2



# 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.

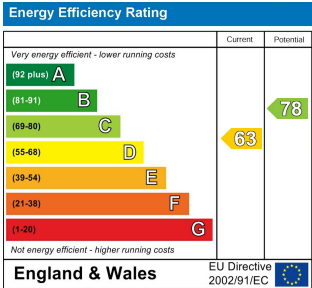
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk