



VAUGHANREYNOLDS
ESTATE AGENTS

11 Wheat Close
Stratford-Upon-Avon, Warwickshire, CV37 8GR



Property Description

Located towards the fringe of the expanding Meon Vale development, boasting distant views towards Meon Hill to rear, this modern semi detached home was constructed in 2021 and benefits from the remaining term of NHBC warranty.

Offered with no upward chain, the internal accommodation in brief comprises: Entrance hall with stairs rising to the upper floor and panel door off. The sitting room has a window to front and useful storage cupboard and links through to an inner lobby with stores cupboard and WC.. The breakfast kitchen is well appointed with a bank of fitted units with contrasting worksurfaces over, integrated oven, hob and extractor, and space for a tall fridge freezer, washing machine/dryer and dishwasher. There is ample space for a breakfast table and French doors out to garden.

To the first floor, a central landing provides access to two double bedrooms and a bathroom, complete with bath with shower over, WC and pedestal wash hand basin.

Externally, the property enjoys a pleasant, enclosed garden with paved patio, shaped lawn and secure fencing to boundary with inset pedestrian gate leading to the tandem parking area to side.

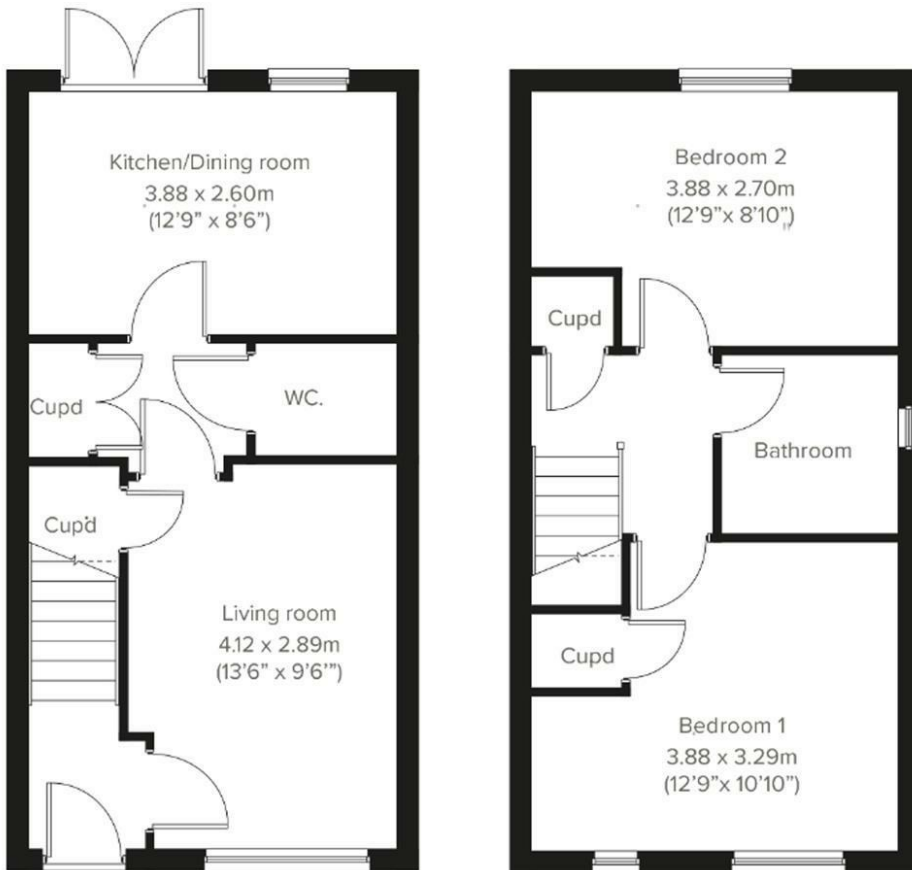
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings.



Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





Total Area: 61.9 sq.metres
(667 sq feet)

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.

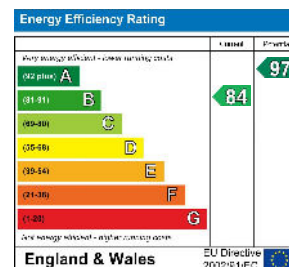
Tenure: The property is Freehold with vacant possession upon completion of the purchase. N.B. There is an estate charge of £135.83 per annum, which goes towards the upkeep and maintenance of the developments green spaces.

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

Local Authority: Wychavon, Council Tax Band B

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



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