

# VAUGHANREYNOLDS ESTATE AGENTS

6 Masons Close Wilmcote, Stratford-upon-Avon, CV37 9FH



### Property Description

Located in a delightful, leafy backwater setting in the heart of Wilmcote, a desirable village nestled on the outskirts of Stratford-upon-Avon, this modern, end of terrace home boasts a wealth of well-presented accommodation throughout, extending to approximately 2106 square feet (inclusive). The versatile space available affords various lifestyle options for the occupants and should appeal to wide mix of buyers, in particular those looking to embrace village life with a need for a spacious home.

Approaching the property via a long gravelled drive, the property sits at the end row with parking to the fore, and is safe and private from passing traffic. Entering the property, you are greeted by an inviting entrance hall with wood flooring, cloaks, WC and stairs rising to the upper floor.

The lounge is a cosy yet spacious room, with bay window to front, bespoke fitted storage and an inset log burner on a Welsh slate hearth.

The kitchen, breakfast and family room is a semi open-plan space, with three zoned areas defining their use and purpose. The family room has French doors to the garden, as does the dining space, which then leads seamlessly through to a modern, well-equipped kitchen. Being fitted with a bank of storage with hand painted door fronts and contrasting granite worksurfaces over, there are various integrated appliances and an inner door then leads to a super, multi-purpose garden room. You can also access the integral double garage from here, which has a dedicated utility space.

To the first floor, a galley landing provides access to each of the fou good size bedrooms and a stylish family bathroom. Two of the bedrooms have equally well equipped en-suite shower rooms.

Externally, there is a pleasant enclosed garden to rear, which is laid mainly to lawn and benefits from the evening sun. It has two areas of terracing affording flexible space for alfresco dining. The mature planted shrubs and trees to boundary provide a heightened feeling of seclusion and privacy. To the front of the property, a gravel drive provides ample off road parking and access to an attached double garage.

#### Location

Wilmcote is a delightful small village, lying approximately three and a half miles north-west of Stratford-upon-Avon. It is a thriving village with a local shop, Country Inn, excellent junior and infant school and railway station. Wilmcote is ideally placed for access to Stratford-upon-Avon, as well as the towns of Solihull, Warwick and Leamington Spa. The village is surrounded by delightful Warwickshire countryside providing bridleways and countryside walks. The NEC, Birmingham International Airport and Railway Station, together with the M40, are also readily accessible.





#### 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 ourchasers 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 ourposes 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 District Council. Tax Band G.

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.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

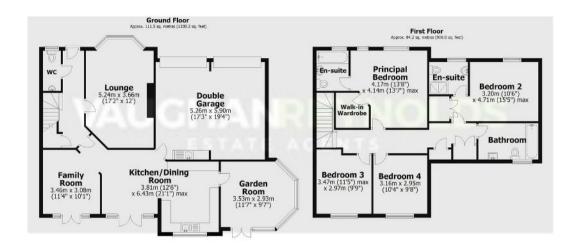
Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail asfinser@aol.com.

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.

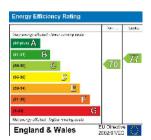




Total area: approx. 195.7 sq. metres (2106.2 sq. feet)

This plan is for leyout guidance only and not drawn to scale unless stated. Whelve and oper-openings are approximate, it hallower, care is taken in properation of this plan, please check all directions and shap before making a pay decisions reliant upon them.

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