



**Grange House,**

**Grange Road,**

**Bearley,**

**Stratford Upon Avon, CV37 0SE**

**Guide Price**

**£349,950**





## Grange Road

Grange House is a fantastic brand new family home with excellent Eco Credentials and finished to a high level of specification. Offering very spacious accommodation with south facing rear garden and two parking spaces, living room, large kitchen breakfast family room, principle bedroom with ensuite and two further bedrooms and family bathroom.

Composite front door leads through to a spacious hallway with cloakroom off. An excellent proportioned living room situated to the front of the house and a fabulous open plan kitchen dining family room with a good range of wall and base units with induction hob, oven and a range of integrated appliances. Clever lighting enhances the room and the floor is finished in an Amtico/Karndean finish. The large island not only accommodates the sink but also offers an excellent work space area and a social focal point for parties!

The excellent driveway at the front offers parking for 2 cars and the south facing sunny garden backs onto the park.

## KITCHEN

Contemporary two tone handle less kitchen units  
Integrated appliances to include dishwasher, fridge freezer, induction hob and extractor  
Feature central island incorporating the sink  
Amtico/Karndean flooring  
Plumbing and space for washing machine and dishwasher in laundry cupboard

## ECO CREDENTIALS

Low energy down lights with feature pendants over the island and effective recessed feature lighting in the vaulted area.  
Solar panels with battery to harness the electricity generated  
Highly efficient wall construction with high thermal values.

## BATHROOMS

Fitted with quality Vitro sanitary ware and Porcelanosa wall and floor tiles.  
Illuminated mirrors

## GENERAL

Gas central heating  
Towel rails to the bathrooms  
10 Year Build Warranty

## EXTERNAL

Matching UPVC graphite windows and doors throughout.  
Gravel driveway with brick edge  
Paving to paths and patios  
Fully fenced and turfed rear garden

## ADDITIONAL INFORMATION

**TENURE:** Freehold Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING:** TBC.

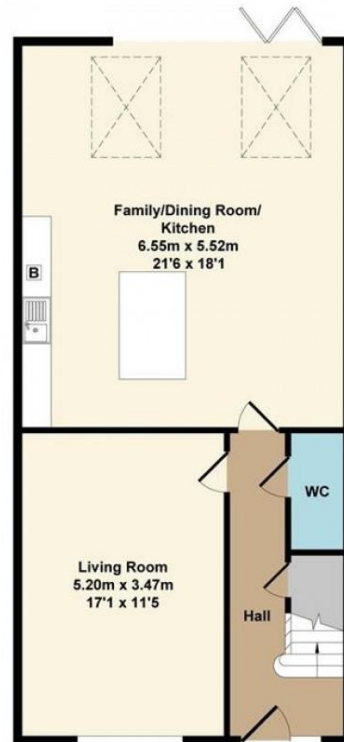
**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Plot 1 Grange Road, Bearley  
Total Approx. Floor Area 115.70 Sq.M. (1245 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 65.40 Sq.M.  
(704 Sq.Ft.)



First Floor  
Approx. Floor  
Area 50.30 Sq.M.  
(541 Sq.Ft.)