



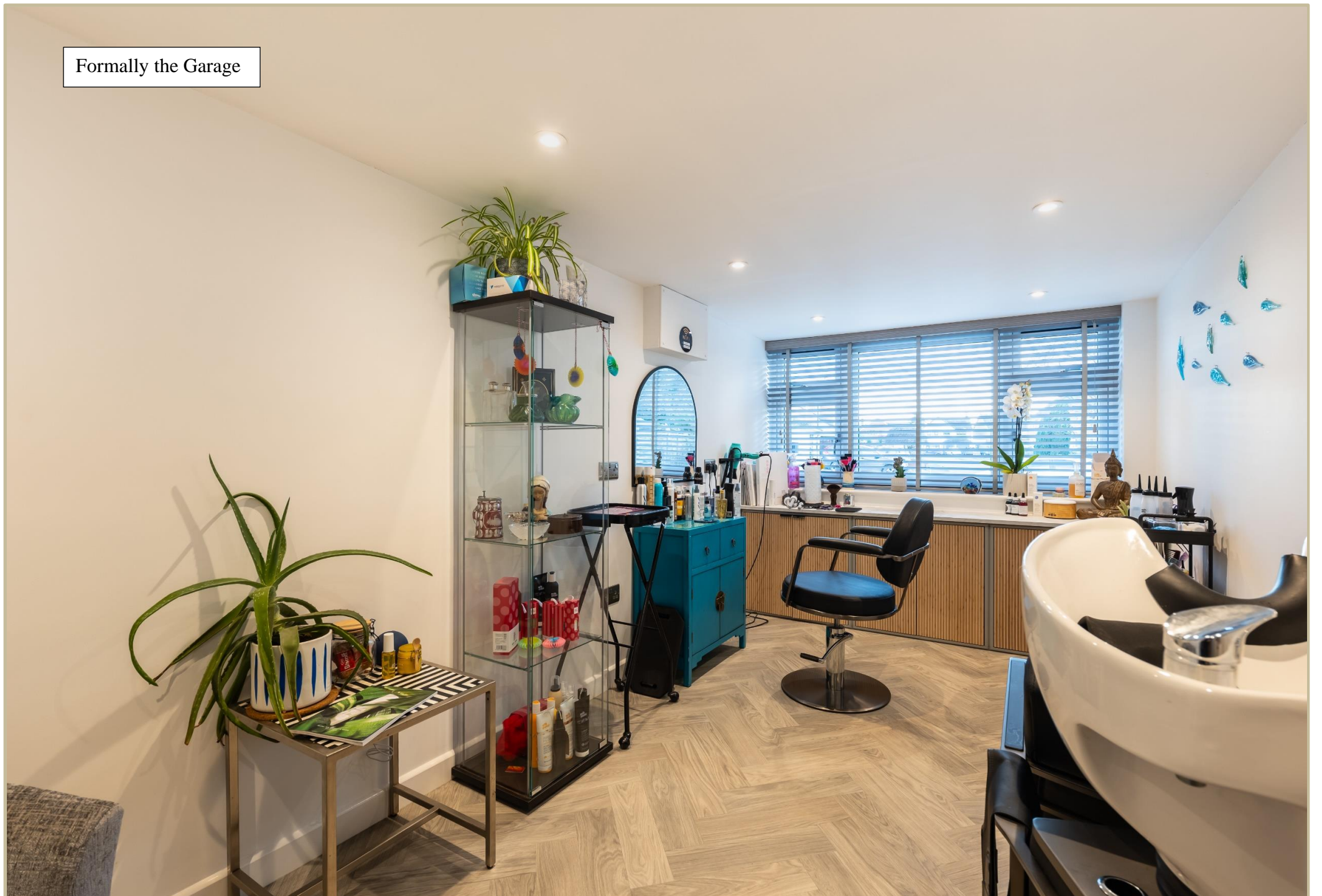
**19 Guild Road, Aston Cantlow**

**B95 6JA**

**Guide Price  
£425,000**



Formally the Garage



Harts are delighted to offer for sale this three bedroom family home in the ever-popular village of Aston Cantlow. Situated in a pleasant cul de sac with countryside views, this home has lots of potential to update and extend (STPP).

This village home sits on a larger-than-average plot and offers the new owners lots of potential to utilise and adapt the external space to suit their family needs. The property would benefit from some updating and redecoration in areas, so allowing the new owners the opportunity to put their personal stamp on their new home.

In brief, the property consists of a large driveway, entrance porch, spacious lounge/dining room, second reception room, downstairs WC, kitchen diner, conservatory, three first-floor bedrooms, and a modern family shower room. The property benefits from a well-proportioned and private rear garden.

**APPROACH** The property is approached over a wide front garden with plenty of parking space which gives access to double timber doors to the side garden and access to the front door.

**PORCH** A useful space for kicking off shoes before entering the open-plan lounge/dining room.

**LIVING / DINING ROOM** A good-sized open plan living and dining area running from the conservatory to the front elevation making this a lovely bright room. Understairs storage and access through to the conservatory and kitchen diner.

**INNER LOBBY**

**DOWNSTAIRS WC** With low flush WC and hand basin.

**RECEPTION ROOM (FORMALLY THE GARAGE)** Formally the single garage, the current owners have converted this space into an additional living area that has flexible uses. (Currently a hair salon) Having built-in storage, window to front elevation and water supply.

\* Please note: Building regulations/consents have not been sought for the changes made.







**CONSERVATORY** In need of some TLC but lots of potential to enhance the current space by replacing with a new conservatory or even a brick extension STPP of course.

**ON THE FIRST FLOOR** A well-proportioned landing with doors leading off to :-

**BEDROOM (FRONT)**

**BEDROOM (FRONT)**

**BEDROOM (REAR)** The bedroom with the amazing countryside views.

**MODERN FAMILY SHOWER ROOM** A lovely modern shower room with low flush WC, wash basin and shower cubicle.

**OUTSIDE** The rear garden is mainly laid to lawn, ideal for a child friendly play area with patio, ideal for summer seating. There is also a very sheltered side paved garden which lends itself to be used as an outside entertaining/BBQ space/workshop area or bike/garden toys storage.



## LOCATION - ASTON CANTLOW

The well-loved and highly sought-after village of Aston Cantlow manages to bring true village life to those who live there due to the famous Kings Head pub, beautiful period homes, glorious countryside, and only a short drive from Henley in Arden, Alcester and Stratford upon Avon all of which provide excellent day to day amenities. The village is surrounded by numerous walks so an ideal place for dog walkers and those loving outside space to explore.

## ADDITIONAL INFORMATION

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

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The property has oil central heating, no gas is connected to the property.

**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:** We understand to lie in Band D

**ENERGY PERFORMANCE CERTIFICATE RATING:** F We can supply you with a copy should you wish.

**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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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.





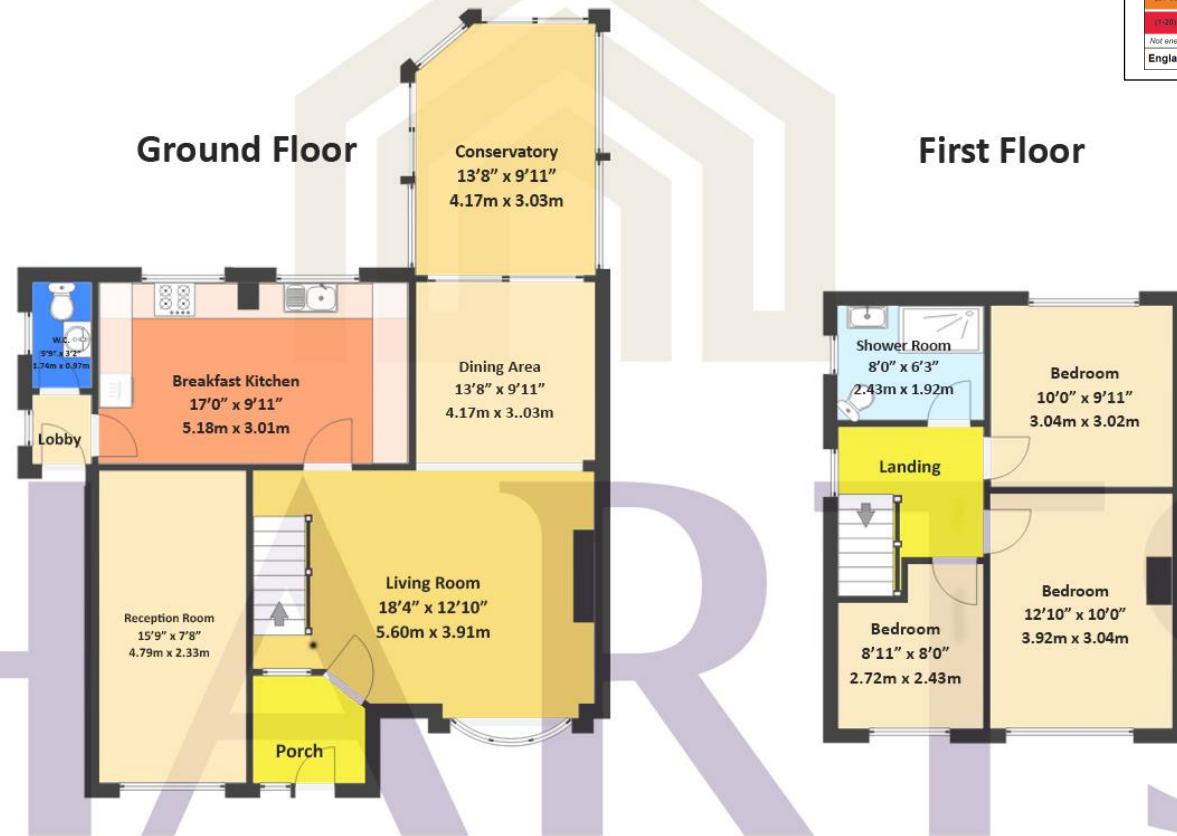




Total Internal Accommodation 113.91 square metres / 1,226 square feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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