



◆ 29 WESTERN HEIGHTS ROAD ◆ MEON VALE ◆ CV37 8WP ◆  
◆ GUIDE PRICE £325,000 ◆



- SEMI DETACHED FAMILY HOME
- WELL-PRESENTED
- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- STUNNING MASTER ENSUITE
- FAMILY BATHROOM
- FITTED KITCHEN DINER
- LOVELY SITTING ROOM
- GARAGE WITH POWER
- OFF-ROAD PARKING
- FENCED REAR GARDEN



## ABOUT THE PROPERTY...

A well-presented four-bedroom two-bathroom town house situated in the sought-after Meon Vale development close to all the amenities. The property is double glazed and gas centrally heated, has garage and off-road parking and low-maintenance garden. The spacious accommodation is spread over three floors and must be viewed to be appreciated.

A paved pathway leads to front door giving access to the hallway and downstairs WC. The kitchen diner is fully fitted with a range of modern wall and base units, and has integrated appliances included. At the rear of the property there is a light and airy sitting room with stunning oak floor and double doors to the garden.

On the first floor there are three well-proportioned bedrooms, lots of storage and a family bathroom. The top floor is a private master bedroom suite with further storage and a stunning ensuite shower room.

Outside the rear garden is low maintenance, fully fenced and has pedestrian side access to the driveway and the garage which has power and lighting.



## ABOUT MEON VALE...

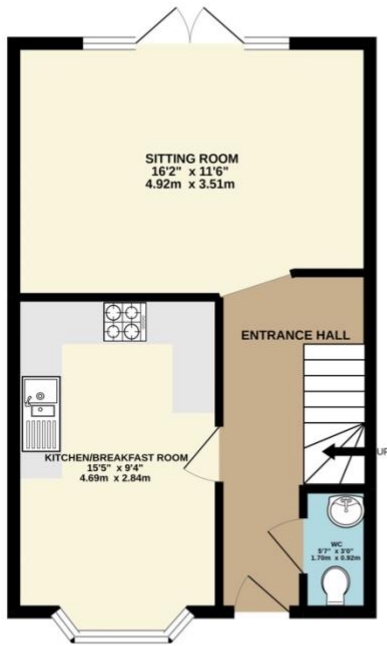
Situated between Stratford upon Avon and the Cotswolds, Meon Vale is an attractive development of contemporary homes.

There are a wide range of amenities within Meon Vale including a village hall, leisure centre and grocery store. There are a number of green spaces to enjoy including a children's adventure playground, woodland walks and access to the Greenway which gives off road cycling/walking access directly to Stratford-upon-Avon town centre.

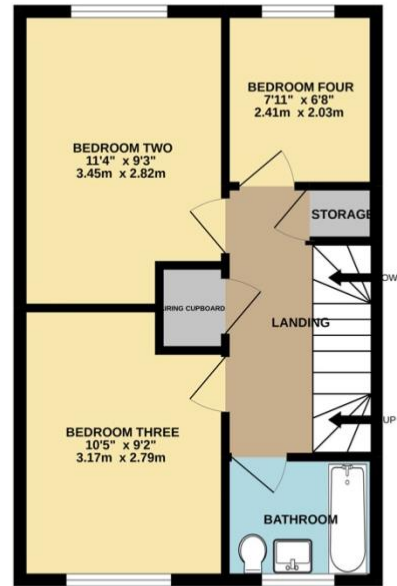
The area is well served by schools including the brand-new Tudor Grange Primary Academy at Meon Vale, whilst in Stratford upon Avon there is Stratford Prep School, King Edward Grammar School for Boys, Stratford Grammar School for Girls, Stratford High School and The Croft Prep School.



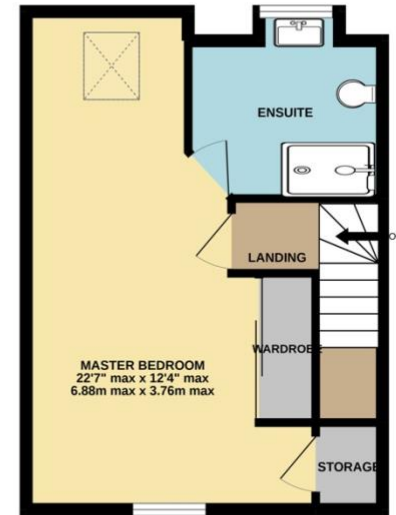
GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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