



**VAUGHANREYNOLDS**  
ESTATE AGENTS

27 Loxley Road  
Stratford-upon-Avon, CV37 7DP





## Property Description

Being located in one of the towns most sought after residential locations, just south of the river. This traditional semi detached home boasts an enviable setting, ideally positioned to take advantage of the countless attractions and amenities at hand.

Requiring a full course of remodelling works throughout, the property offers extensive scope to be improved to a buyers needs and requirements, with additional potential to be further extended to increase space and versatility (subject to planning and building regulation approval). In brief, the accommodation comprises; Entrance hall with cloaks, stairs rising to the upper floor and panelled doors off. There are two receptions rooms, both have bay windows and period style fireplaces. The kitchen has basic units and access to the garden.

To the first floor, a central landing provides access to three bedrooms and the house bathroom with bath, wc and wash hand basin.

Externally, the property sits well in its generous plot, with a large garden to rear, with a host of mature trees and shrubs to boundary, affording a high level of privacy and seclusion. To the front, there is a lawned fore garden with laurel hedge and paved pathway.









## Location

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.







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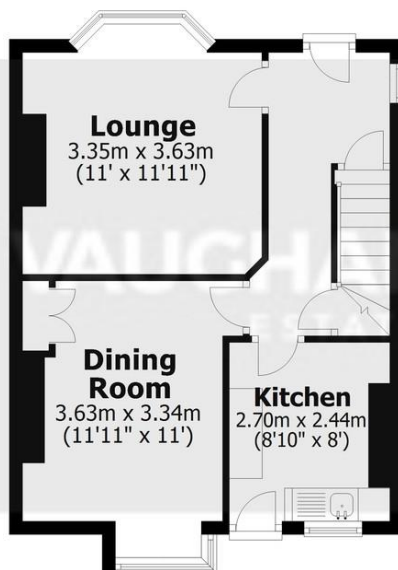


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### Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

## 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.

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

Local Authority: Stratford upon Avon District Council.

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:-

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