



**VAUGHANREYNOLDS**  
ESTATE AGENTS

21 Scholars Lane  
Stratford-upon-Avon, Warwickshire, CV37 6HE



## Property Description

Ideally positioned to take advantage of Stratford-upon-Avon town centre's countless amenities and attractions, this mid terrace home offers a well-designed layout of spacious accommodation over two floors, and further benefits from potential to extend outwards or upwards, subject to obtaining the relevant planning consent.

Having been well maintained, but now requiring a basic course of remodelling works, the property also offers the new owners the opportunity to personalise the interior to meet their needs and requirements.

Being offered with no upward chain, and in brief comprising: Entrance hall with stairs rising to the upper floor and panel doors off. The sitting room has a bay window to front and feature tiled fireplace with open hearth. The separate dining room has a window to rear overlooking the garden, walk-in pantry with cellarette and a feature tiled fireplace.



The kitchen is fitted with a range of wall and base units with contrasting worksurfaces over, has an integrated fridge, freezer and space for a freestanding cooker and washing machine. A door to side provides access to the garden.

To the first floor, a central landing with airing cupboard provides access to each of the two spacious bedrooms and a generous bathroom complete with modern white suite comprising panel bath with shower over, low level wc and wash hand basin in vanity unit.



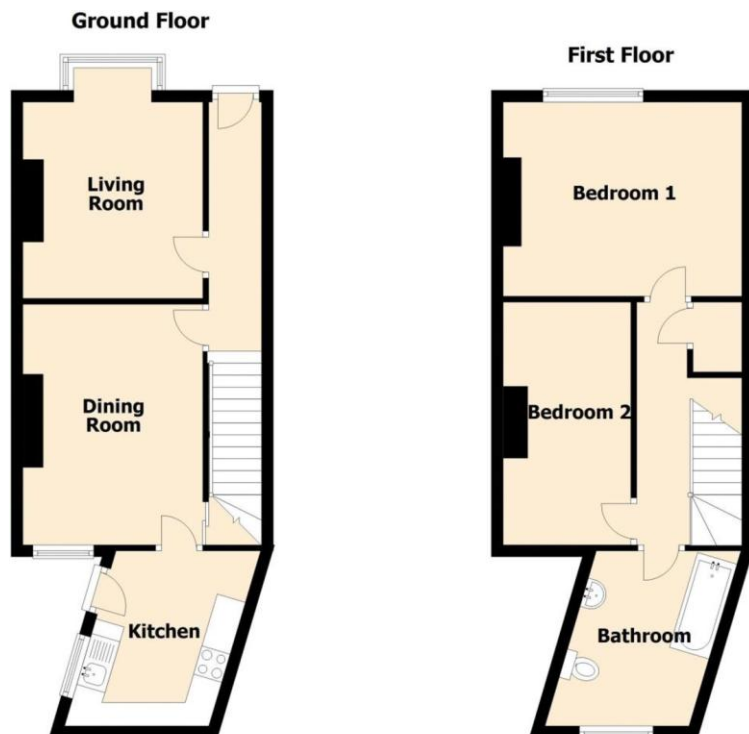
Externally, there is a pleasant, enclosed garden to rear, with two outhouses and a central paved pathway flanked by mature planted beds. There is also a gate to rear, leading to a pedestrian walkway, access reserved for the residence of the terrace only. There is also a low maintenance front garden.

### 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, racecourse, 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.



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.

Living Room  
10'0" x 10'11" (3.05m x 3.32m)

Dining Room  
10'5" x 13'5" (3.17m x 4.09m)

Kitchen  
7'7" x 8'3" (2.31m x 2.51m)

Bedroom One  
13'4" x 10'11" (4.06m x 3.32m)

Bedroom Two  
7'2" x 13'5" (2.18m x 4.09m)

Bathroom  
7'8" x 10'1" (2.34m x 3.07m)

## 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. Tax Band D.

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

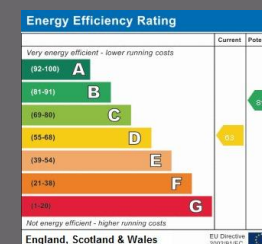
effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use 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 or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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