



Larch Road , Meon Vale
Stratford-upon-Avon, CV37 8FN

Offers Over £400,000

4 2 1 B

A chance to acquire a modern and contemporary townhouse, located in a quiet cul-de-sac, accessed off Station Road. The property is situated in the outskirts of the popular 'Meon Vale' development and so benefits from all of the available amenities nearby including local shop, coffee shop, petrol station, primary school, and leisure centre, as well as being very easily accessible to Stratford upon Avon and the Cotswolds.

The property was constructed around three years ago and has since had further upgrades to make it a fantastic family home. The enviable 'V-shaped' plot really makes this property stand out from others, as it benefits from a generous garden, which has been well-stocked with a range of shrubs, trees and planted borders.

Internally, the accommodation is arranged over 3 floors, with the ground floor comprising a Living Room with a large contemporary picture window to the front and understairs storage, opening up on a spacious Kitchen Dining Room. The stylish Kitchen is fitted with a range of wall and base units, integrated appliances and beautiful Quartz work surfaces and the dining area is plenty big enough for a six-seater dining table, with patio doors then leading out to the rear garden. Off the kitchen, there is a ground floor WC and separate utility room, with a handy rear access from the garden, ideal for those with pets.

To the first floor, there are two double bedrooms, one



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of which benefits from fitted wardrobes, a third bedroom that is currently utilised as a home office and a family bathroom.

The Master suite is located on the second floor, which is a generous double room with fitted wardrobes and an en-suite shower room.

Outside, the detached single garage benefits from storage above and a 'personnel' door into the garden; with off-road parking for 2-3 cars available on the driveway in front of the garage.





Tax Band: D

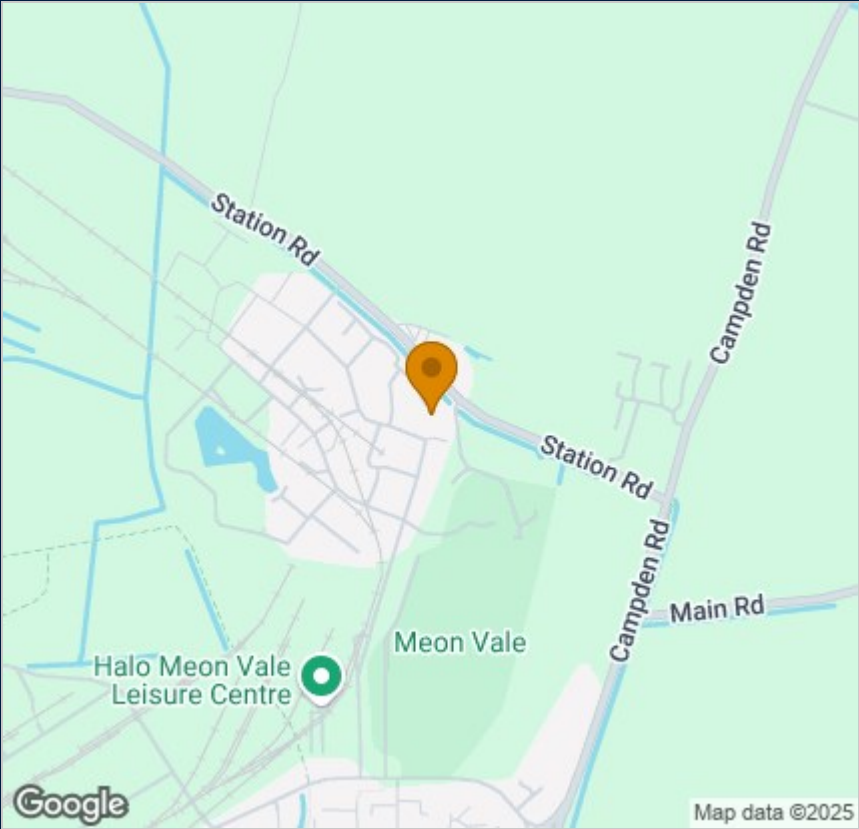
Council: Stratford District Council

Tenure: Freehold

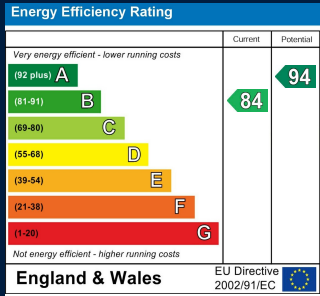
Floor Plan



Map



Energy Performance



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55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com