



**Bluebell Road,**  
Stratford-upon-Avon, CV37 7BF

Jeremy  
McGinn & Co 

## Available at Offers Over £390,000



A substantial and well presented modern semi-detached residence, offering generously proportioned and versatile accommodation arranged over three levels. Ideally situated on the sought-after south side of town, the property enjoys a convenient location within easy walking distance of the town centre and its wide range of amenities.

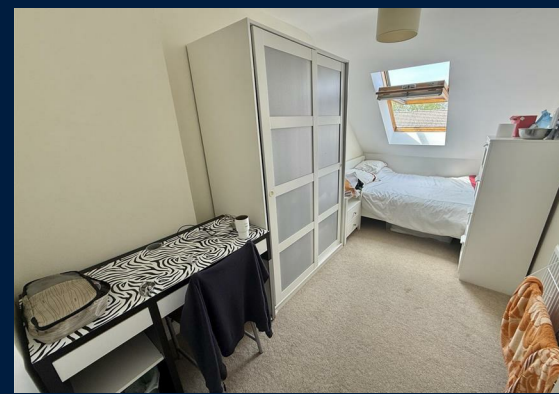
The accommodation benefits from gas central heating & uPVC double glazing briefly comprises a welcoming entrance hallway with guest cloakroom, a well-appointed fitted kitchen complete with integrated oven, hob and extractor, and a spacious living/dining room providing an excellent space for both relaxing and entertaining.

On the first floor are two well-proportioned double bedrooms along with a modern family bathroom. The top floor further enhances the property's flexibility, offering three additional bedrooms and a shower room, making it ideal for growing families or those requiring home office space.

This impressive home combines contemporary living with practical design in a highly desirable location, and early viewing is strongly recommended.

There is a block paved driveway to the side with a private low maintenance garden to the rear.





**Tax Band: E**

**Council: Stratford on Avon District Council**

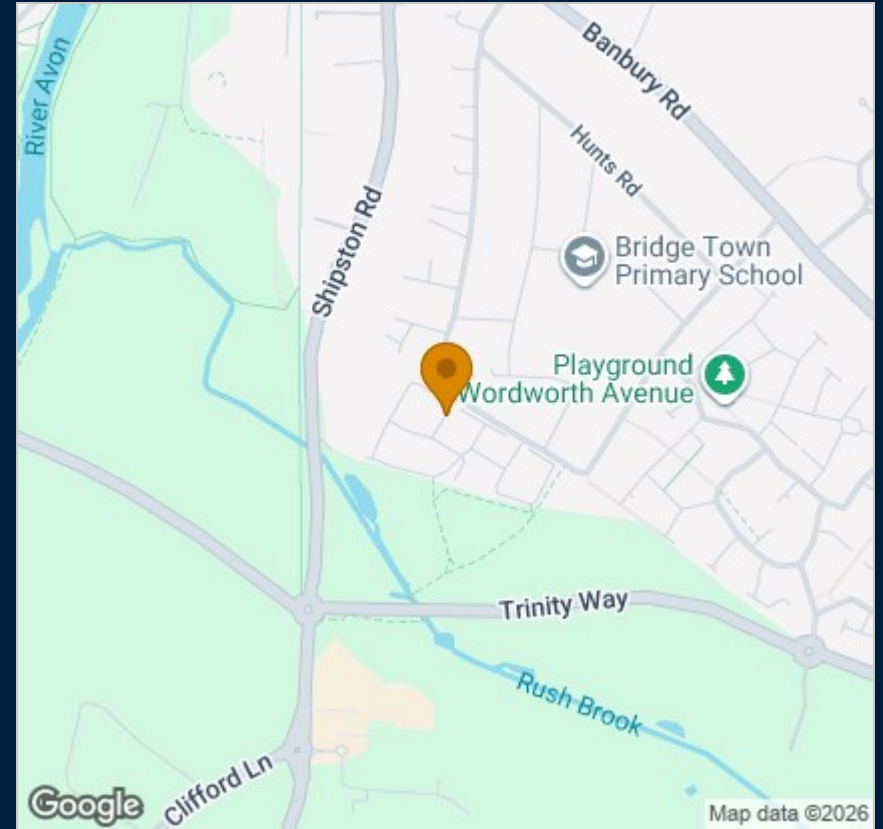
**Tenure: Freehold**

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines the rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

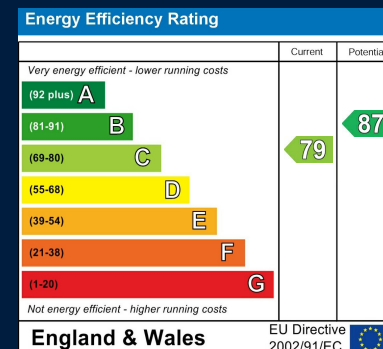
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

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. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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