



**St. Georges Close,**  
Stratford-upon-Avon, CV37 9PD

Jeremy  
McGinn & Co 

Available at  
Asking Price £345,000



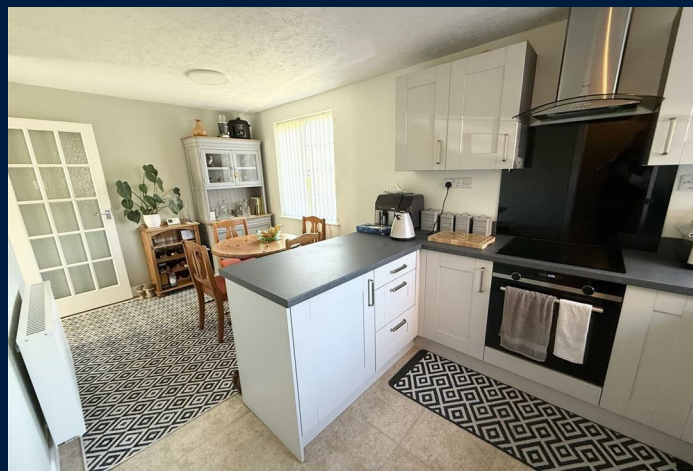
A modern link detached residence enjoying a pleasant position within an established residential area, conveniently situated within easy reach of the town centre of Stratford-upon-Avon.

This well-presented home benefits from gas central heating and double glazing throughout, offering comfortable and practical accommodation ideally suited to a range of buyers. The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, and a stylish dining kitchen providing an excellent space for both everyday living and entertaining. A useful rear hall completes the ground floor layout.

To the first floor, the property offers three well-proportioned bedrooms and a contemporary shower room, all maintained to a high standard.

Externally, the property is complemented by a garage situated to the side, providing additional storage or parking. To the rear, there is an attractive and private south-facing garden, ideal for enjoying outdoor living and benefiting from a sunny aspect throughout the day.

An excellent opportunity to acquire a modern home in a convenient and well-regarded location.





**Tax Band: C**

**Council: Stratford on Avon District Council**

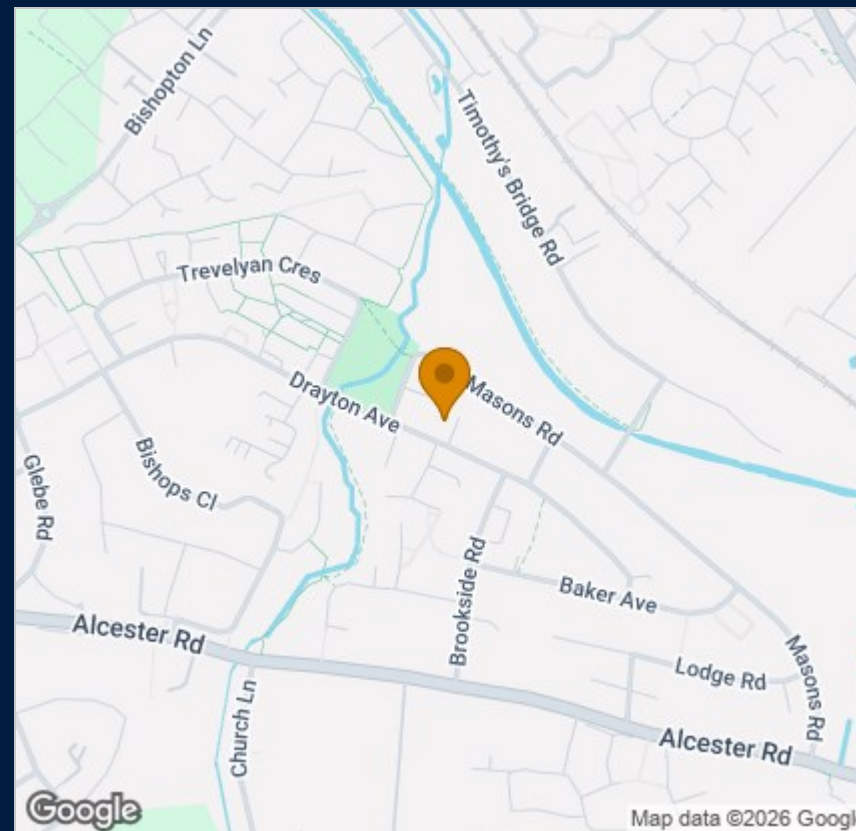
**Tenure: Freehold**

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.

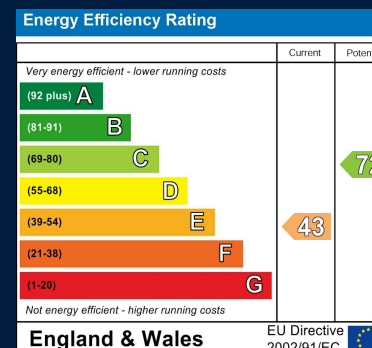
# Floor Plan



# 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.

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