



St. Andrews Crescent,
Stratford-upon-Avon, CV37 9RP

Jeremy
McGinn & Co 

Available at
Guide Price £500,000



* SALE AGREED BEFORE GOING LIVE ONLINE *

This property was successfully agreed for sale before being launched on the online portals, having been matched with buyers already registered on our database.

We have a growing list of proceedable buyers actively looking for similar properties in the area.

Thinking of selling?

If you own a similar property and are considering a move, get in touch with our team to find out how we can help — we may already have the right buyer waiting.

Looking to buy?

Not every property makes it to the online portals. Register your requirements with us to hear about suitable properties as soon as they become available — and potentially before they are advertised online.

An excellent opportunity to acquire an extended Bryant built four bedroom detached family home, occupying a highly sought after position just a short stroll from the Town Centre and its fabulous range of shops, cafés and restaurants, together with the world famous Royal Shakespeare Theatre.

Offered for sale with the benefit of vacant possession, the property requires some refurbishment and updating, presenting purchasers with an exciting opportunity to create and style a family home to their own individual taste.

The accommodation benefits from gas central heating and uPVC double glazing and is approached via an enclosed entrance porch opening into a welcoming reception hall, with a useful guest cloakroom/shower room off.

The ground floor offers excellent family living space, including a good size living room, separate dining room and fitted

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kitchen, providing a versatile layout with plenty of scope for further enhancement.

Tax Band: E

Council: Stratford on Avon District Council

Tenure: Freehold

To the first floor are four bedrooms together with a family bathroom.

Outside, the property is set back behind a two-car driveway, providing convenient off-road parking. Gated access leads to a private and enclosed rear garden enjoying a particularly pleasant southerly aspect, creating an attractive setting for outdoor entertaining and relaxation.

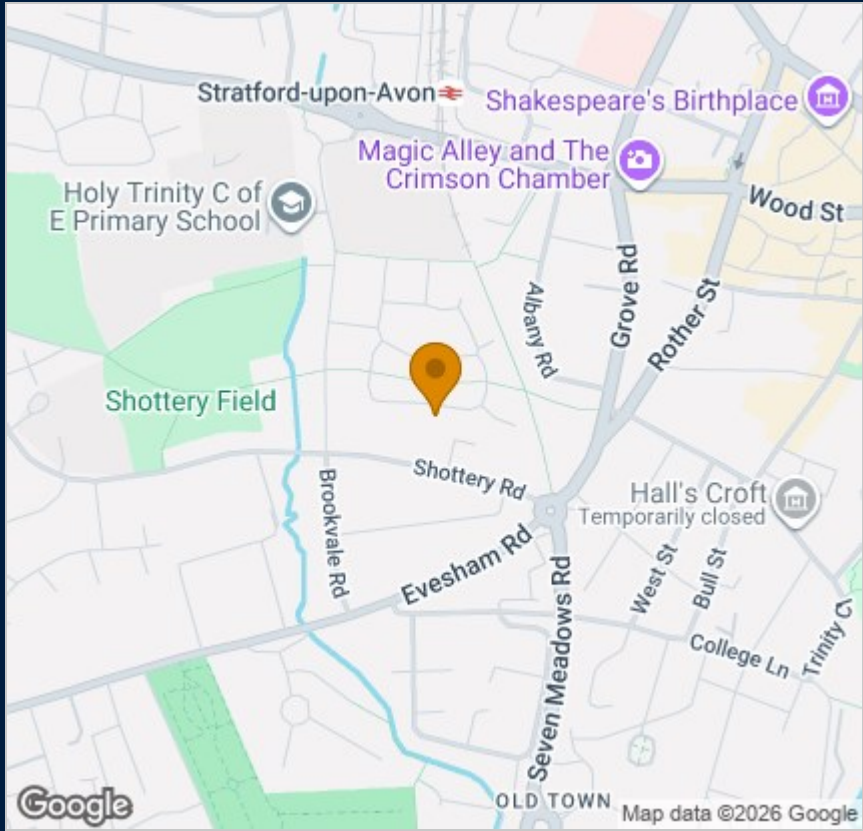
Combining a highly desirable location, generous family accommodation and considerable potential for improvement, this is a superb opportunity to create a wonderful home within easy walking distance of the heart of the town. Early viewing is strongly recommended.

NO ONWARD SALE CHAIN

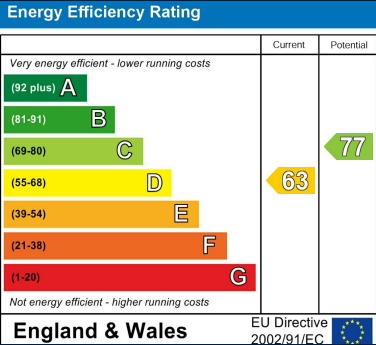
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

In line 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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