

**Amis Way,**

Stratford-upon-Avon, CV37 7JF

Jeremy McGinn &Co

# Available at
# Asking Price £475,000

4 3 2 D

A superbly appointed and striking three-storey family home, enviably positioned on the south side of the River Avon within the ever-popular Trinity Mead development. Ideally located within easy walking distance of Stratford-upon-Avon town centre, the property enjoys convenient access to an excellent range of shops, restaurants, riverside walks, schools and transport links.

Beautifully presented throughout, this exceptional contemporary home offers a truly impressive and stylish living environment. Offering spacious, versatile accommodation arranged over three floors, the property benefits from gas central heating, high ceilings and elegant double glazed sash windows.

The welcoming Reception Hall leads to a Guest Cloakroom and into the heart of the home – a stunning open-plan Kitchen/Dining/Family Room, thoughtfully designed for modern family living. The kitchen is fitted with an extensive range of contemporary units and integrated appliances including two ovens, steam oven, microwave, induction hob, fridge/freezer and dishwasher. Full-width bi-fold doors seamlessly connect the living space to the rear garden, while a three-way electronic sensor side door provides additional convenience and access.

The first floor features a superb dual-aspect Sitting Room, flooded with natural light and enhanced by a unique feature television integrated into the glass balustrade. Also on this floor is the principal bedroom, complete with fitted wardrobes and an en-suite shower room.

The second floor provides excellent family accommodation, comprising a generous guest bedroom with fitted wardrobes and its own en-suite shower room, together with two further well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress. An electric







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up-and-over door provides access to an enclosed carport with off-road parking and an EV charging point, leading through to a detached single garage. To the rear is a private, low-maintenance garden.



















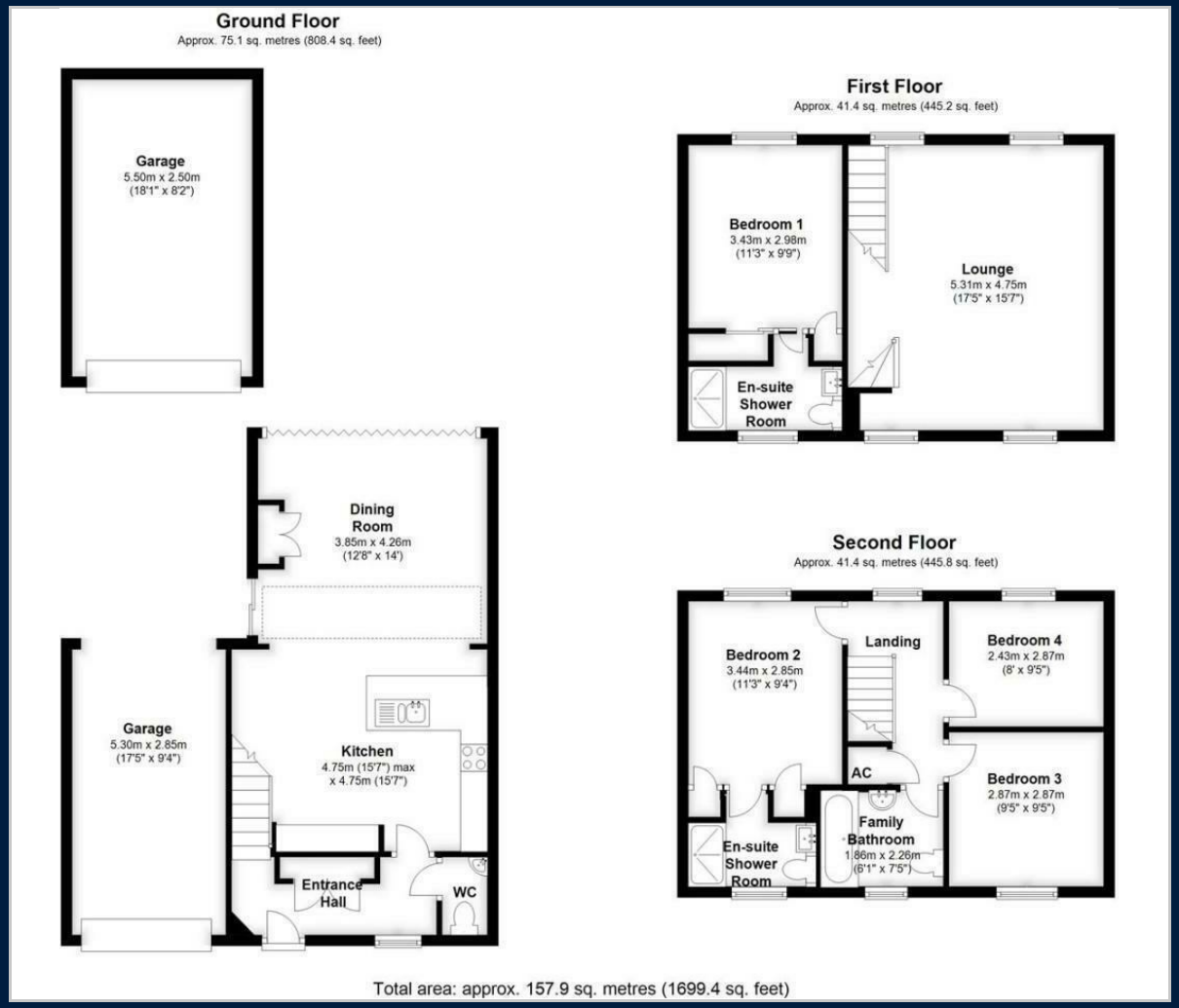

**Tax Band:**

**Council:** Stratford District Council

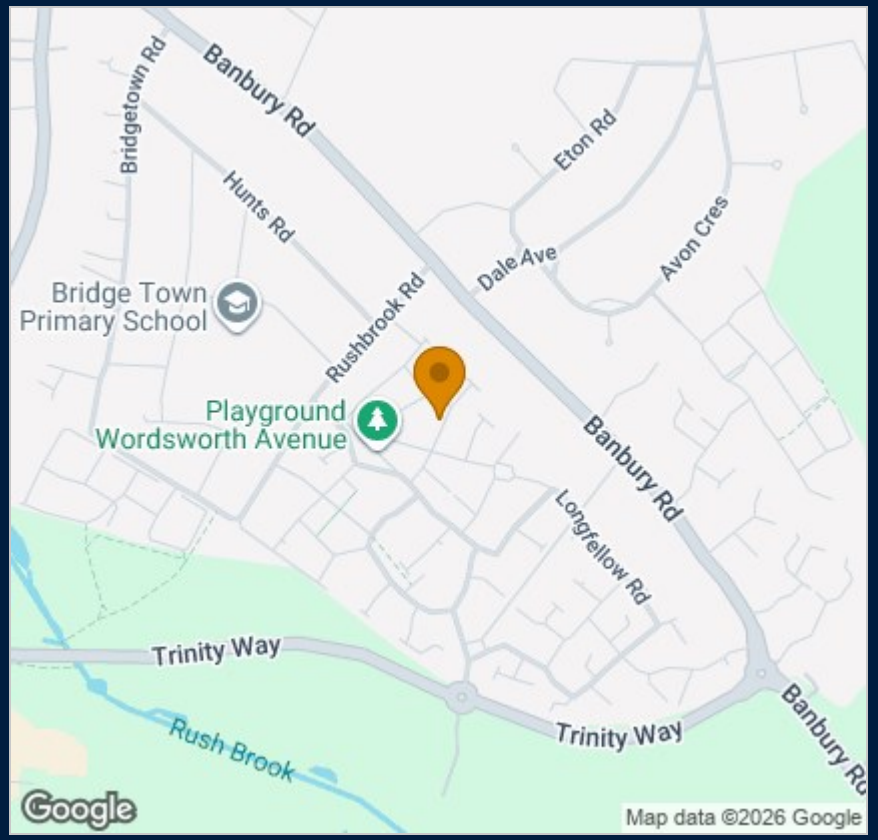
**Tenure:** Freehold

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 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.

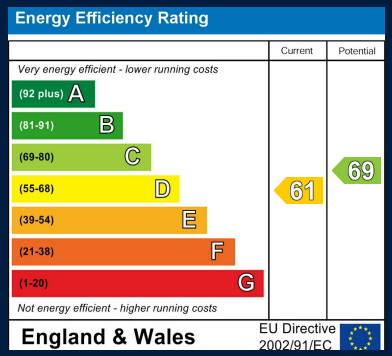
# Floor Plan




# Map




# Energy Performance




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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