



**Kendall Avenue,**  
Stratford-upon-Avon, CV37 6SG

Jeremy  
McGinn & Co 

Available at  
Guide Price £325,000



Situated just a short walk from the heart of Stratford upon Avon, this spacious two-bedroom semi-detached home is presented in superb condition throughout and offers generous living accommodation, excellent off-road parking and a private walled rear garden.

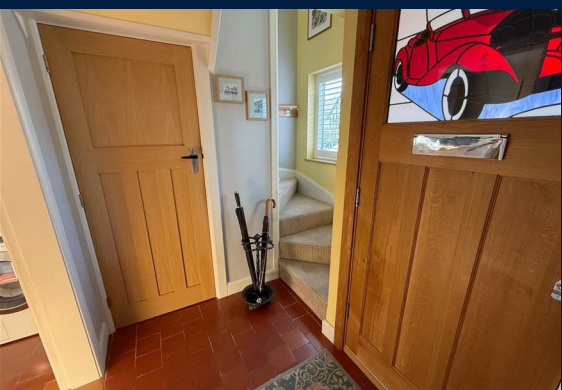
The property is approached via a block paved driveway providing parking for multiple vehicles and opens into a welcoming and spacious entrance hallway. To the front of the property is a comfortable living room featuring a central log burner, creating a cosy focal point. This leads through to a substantial rear extension, currently utilised as a generous dining room and second reception space, opening up on to the rear garden, ideal for entertaining or family living.

The kitchen can be accessed from both the dining room and the entrance hall and is fitted with a range of wall and base units alongside integrated appliances.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefitting from a dual aspect and particularly generous dimensions. Completing the accommodation is a modern shower room comprising a walk-in shower, WC and wash hand basin.

Externally, the delightful low-maintenance rear garden is enclosed by walling and features a patio seating area, artificial lawn, and wide side access leading to the front of the property.





**Tax Band: C**

**Council: Stratford District Council**

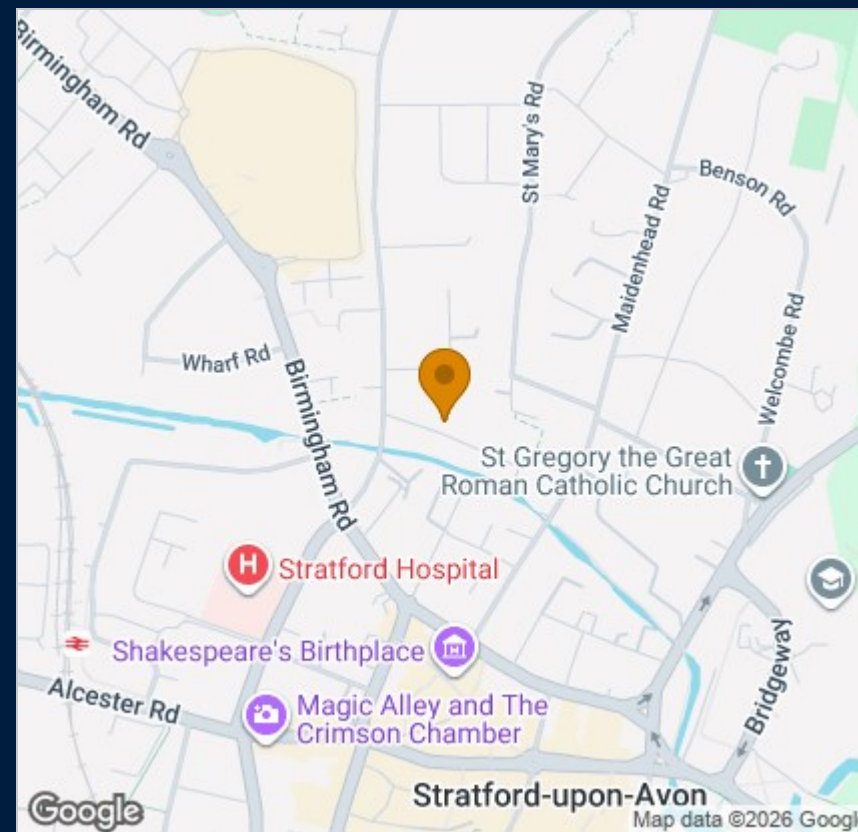
**Tenure: Freehold**

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 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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