



**Grange Park ,**  
Stratford-upon-Avon, CV37 6XH

Jeremy  
McGinn & Co

# Available at Offers In The Region Of £500,000



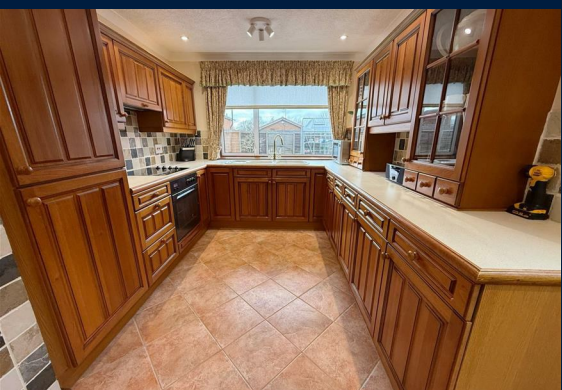
A chance to acquire a substantial detached family home ideally situated within a sought-after residential location, close to the Welcombe Hills and within walking distance of Stratford upon Avon town centre. The property is for sale with the benefit of no onward chain and offers generous light-filled accommodation.

The property is set back behind a generous three-car driveway, providing ample off-road parking together with a single garage. The ground floor features an enclosed porch opening into a welcoming reception hall, an L-shaped lounge/dining room providing excellent space for family life and entertaining, a fitted kitchen with appliances, and a convenient ground floor guest cloakroom/WC.

Upstairs, the property offers four DOUBLE bedrooms, ideal for growing families or home-working needs, together with a remodelled four-piece family bathroom with bath & separate shower enclosure.

Outside, there is a generous enclosed garden, extending to two sides of the property, with a patio terrace, spacious lawn, raised beds and mature planting. There may be space to extend the property, subject to necessary consents.





**Tax Band: E**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Money Laundering Regulations – Identification Checks

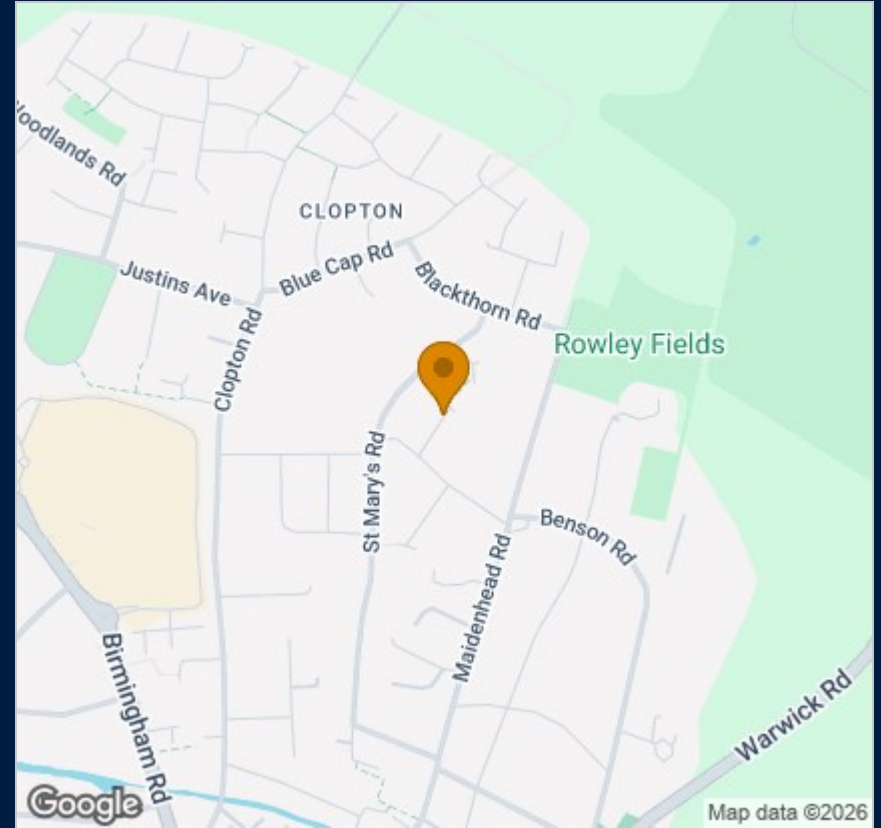
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To 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.

# 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	71	76
(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.

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