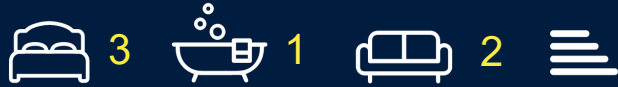




Shottery Road,
Stratford-upon-Avon, CV37 9QQ

Jeremy
McGinn & Co 

Available at Offers Over £475,000



OPEN HOUSE (BY APPOINTMENT ONLY) – Saturday 20th June, 2:30pm to 4:00pm - please call to arrange an appointment.

Occupying a substantial plot on the sought-after Shottery Road, this characterful detached home presents a rare opportunity to acquire a property with tremendous potential. The property is ideally positioned within easy reach of the town centre, RSC theatre, excellent local amenities and highly regarded schools, including Shottery Girls' Grammar School and KES.

Set back from the road behind an attractive 'in and out' driveway, the property enjoys a generous frontage and a wonderful sense of privacy. The accommodation is both spacious and well-proportioned, comprising a welcoming entrance hallway, a dual-aspect living room filled with natural light, a formal dining room, kitchen with Rayburn gas fire that also heats the hot water, utility room and ground floor WC.

To the first floor are two generous double bedrooms, a further single bedroom and a shower room.

While perfectly habitable, the property would benefit from updating throughout, offering purchasers the opportunity to create a home tailored to their own tastes and requirements. The sizeable plot provides significant scope for extension and redevelopment potential, subject to planning permission.

Outside, the property is complimented by generous mature gardens, predominantly laid to lawn and enhanced by established planting, creating a delightful setting for family living and entertaining.





Tax Band: E

Council: Stratford District Council

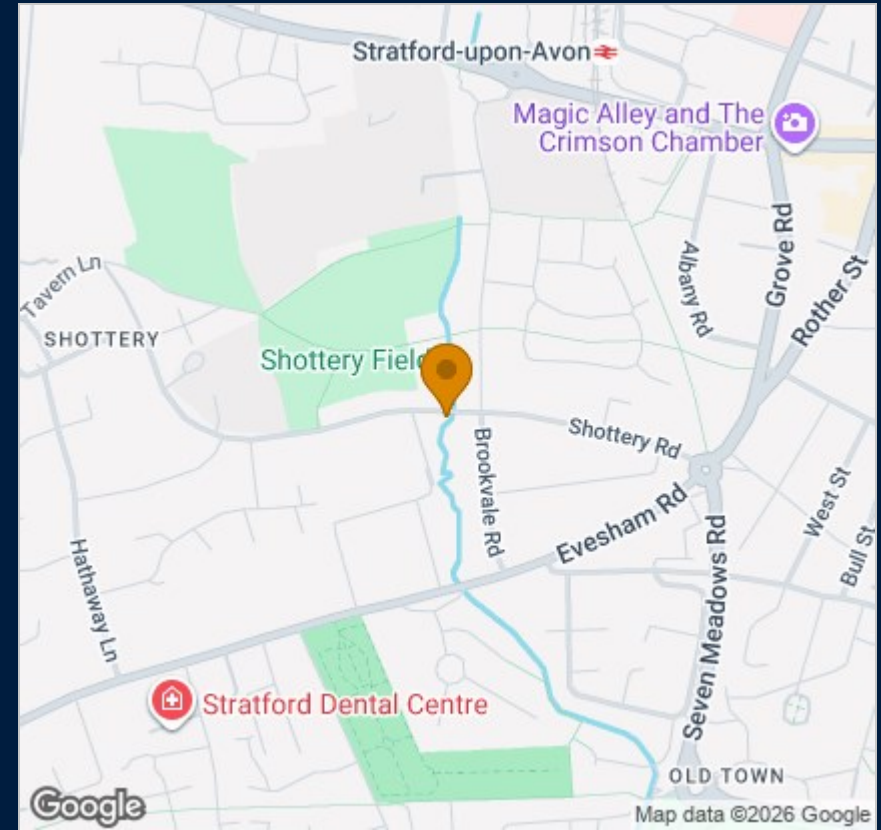
Tenure: Freehold

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

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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com
 www.jeremymcginns.com