



Slingates Road,
Stratford-upon-Avon, CV37 6ST

Jeremy
McGinn & Co 

Available at
Guide Price £350,000



Set within a well-established residential location, this mature semi-detached family home enjoys a highly convenient position within easy reach of both local amenities and the extensive facilities available in the historic town centre. A wide range of shops, cafés, restaurants and leisure facilities are close at hand, together with the world-renowned Royal Shakespeare Theatre.

The property stands behind an extensive frontage with lawned foregardens and a driveway providing off-road parking for two to three vehicles, together with access to the semi-integral garage.

Benefiting from gas-fired central heating and double glazing throughout, the well-proportioned accommodation comprises a welcoming entrance hallway, a fitted kitchen complete with integrated appliances, and a spacious full-width living/dining room overlooking the rear garden, completing the ground floor layout.

To the first floor, the landing provides access to three generously sized bedrooms together with a split-level family bathroom.

To the rear, the property enjoys a private, enclosed garden offering an excellent space for outdoor relaxation and entertaining.

This is an ideal family home, combining well-planned accommodation with a sought-after location, making it perfectly suited to a wide range of purchasers.





Tax Band: D

Council: Stratford on Avon 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.

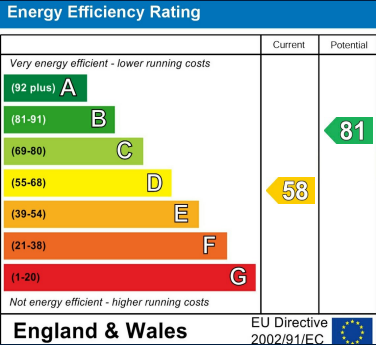
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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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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