



Pippin Place ,
Stratford upon Avon, CV37 9ZS

Jeremy
McGinn & Co

Available at
Guide Price £450,000

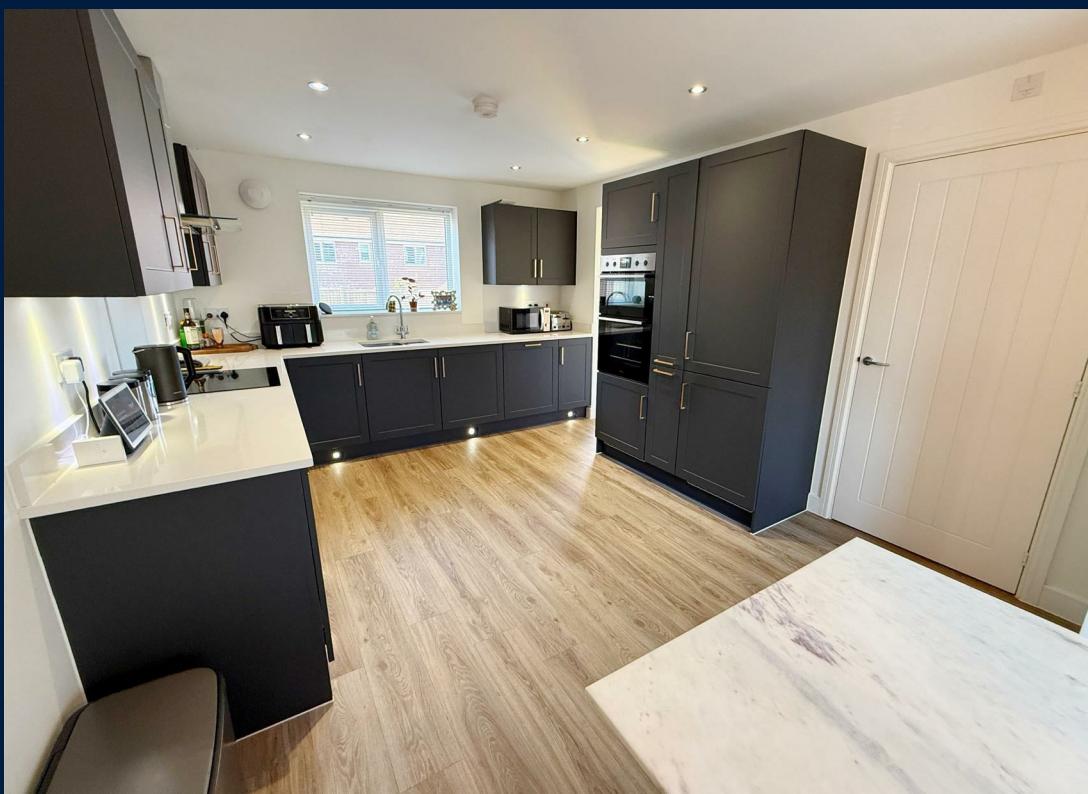


Superbly located on the edge of the development this property comprises a handsome double fronted detached house set at the head of a small cul de sac. The property is ideally located for easy access to the A46 and Parkway Station or why not take a stroll into town along the canal towpath?

Being offered for sale with the balance of the construction warranty the property offers well appointed and generously proportioned accommodation (approx 1500 sq ft) benefiting from gas central heating and uPVC double glazing - Reception Hall, Guest Cloaks/WC, Through Lounge, Fully Fitted Dining/Kitchen inc range of integrated appliances, Utility Room, Landing, Master Bedroom with Ensuite, 2 Further Good Sized Bedrooms and Family Bathroom.

There is a 2 car driveway to the side of the house leading to a large garage with storage above whilst gated side access leads to a generous fully fenced rear garden.





Tax Band: F

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.

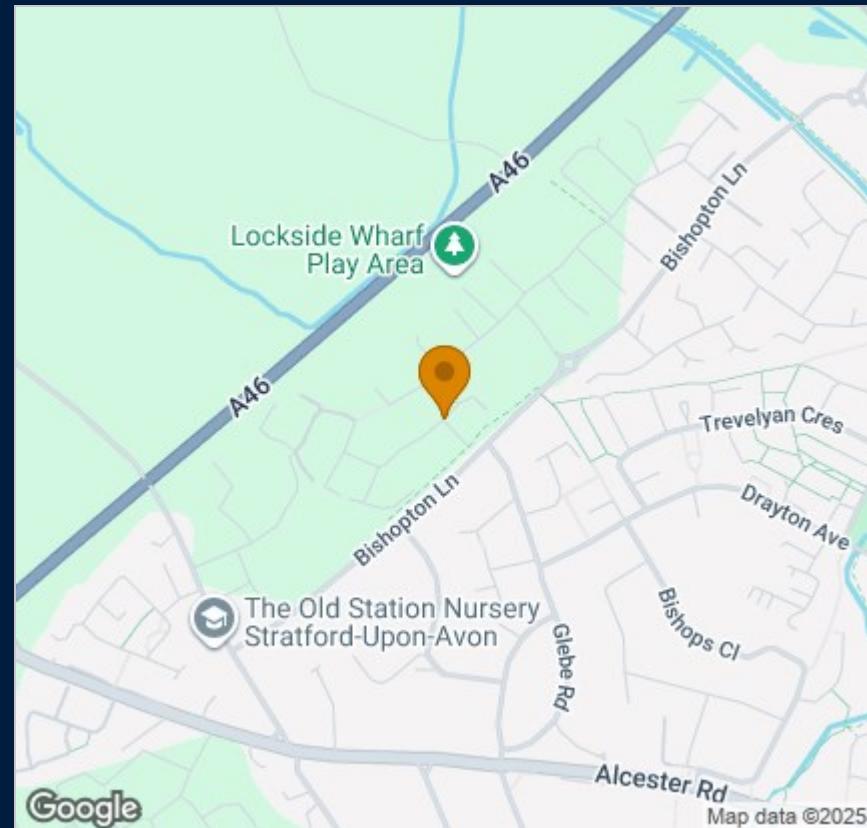
Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

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 within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	85	
(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	

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