

Church Bank, Binton

Stratford-upon-Avon, CV37 9TH

Jeremy McGinn &Co

Available at
Guide Price £325,000

2 1 2

An exciting opportunity to acquire a two-bedroom semi-detached home, occupying a delightful elevated position in a semi-rural setting, boasting uninterrupted open countryside views to both the front and rear. Offered for sale with no onward chain, this property presents fantastic potential for those looking to create a wonderful home in an idyllic location.

Requiring renovation and modernisation throughout, the property offers versatile accommodation with excellent scope for improvement and reconfiguration, subject to any necessary consents.

The ground floor comprises two reception rooms positioned to the front of the property, one of which leads through to the existing kitchen. Beyond this is a further extension which, with some imagination and investment, offers the potential to be transformed into a fabulous open-plan kitchen and dining space, ideal for modern family living and entertaining.

To the first floor are two bedrooms, including a generously proportioned double bedroom, together with a spacious family bathroom, which was formerly the third bedroom.

Outside, the property is approached via a gated driveway providing off-road parking for two vehicles. To the rear lies an extensive, mature garden which, although currently requiring attention, offers tremendous potential to create a beautiful outdoor retreat. The garden enjoys a wonderful outlook over the surrounding countryside, further enhancing the property's peaceful semi-rural appeal.

Whilst the property undoubtedly requires refurbishment, it offers an increasingly rare opportunity to create a home tailored to individual tastes and requirements, in a truly delightful setting.



















Tax Band: C

Council: Stratford District Council

Tenure: Freehold

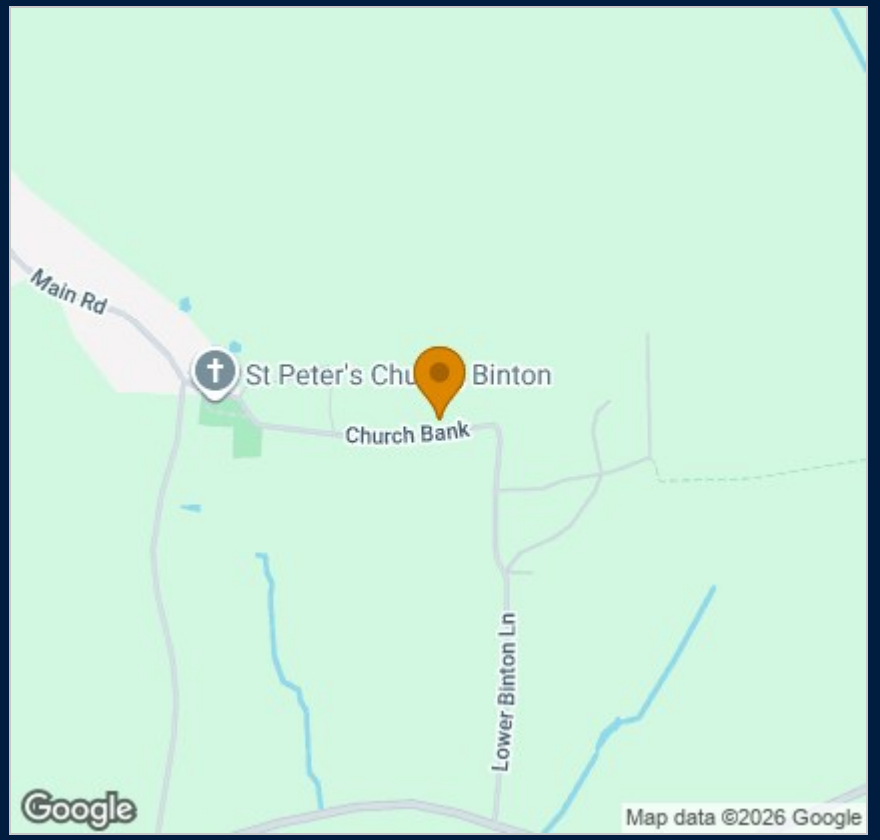
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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

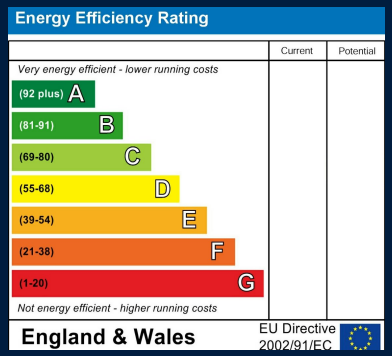
Floor Plan



Map



Energy Performance



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.

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Jeremy McGinn & Co

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