



**Langate Fields, Meon Way Gardens,**  
Stratford-upon-Avon, CV37 8GP

Jeremy  
McGinn & Co 

Available at  
Offers In Excess Of £340,000

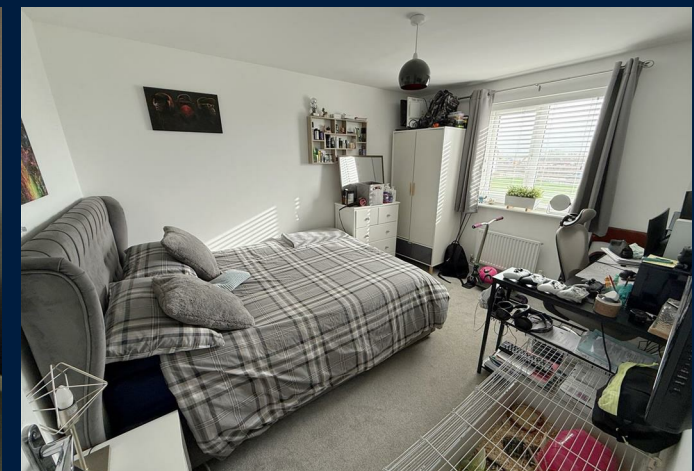


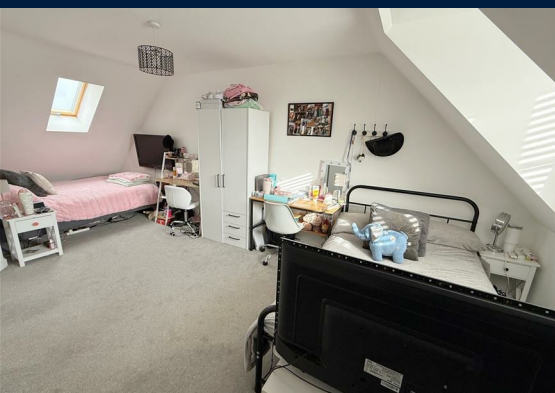
A chance to acquire an attractive and substantial semi detached home, in a stylish stone finish situated on a crescent of properties fronting on to a green space and positioned on the edge of the popular Meon Vale development which benefits from a local shop, primary school, community coffee shop and leisure centre, as well as being easily accessible to nearby Stratford upon Avon and The Cotswolds.

The property is well-presented throughout with the internal accommodation arranged over three floors and briefly comprising; Reception Hall, Kitchen Dining Room with integrated oven, hob, extractor & stone work surfaces, Full Width Living Room with French doors leading out into the garden and ground floor cloakroom. The first floor offers three bedrooms, two of which are good sized doubles and a third single bedroom, along with a family bathroom. The top floor of the property comprises the principal bedroom and benefits from an en-suite shower room.

Outside, the rear garden benefits from two patio terrace areas, central lawn and plenty of mature planting of fruit trees. The property has a single garage and a driveway, offering parking for 2 cars.

The property has been subject to numerous upgrades and viewing is strongly recommended.





**Tax Band: D**

**Council: Wychavon District Council**

**Tenure: Freehold**

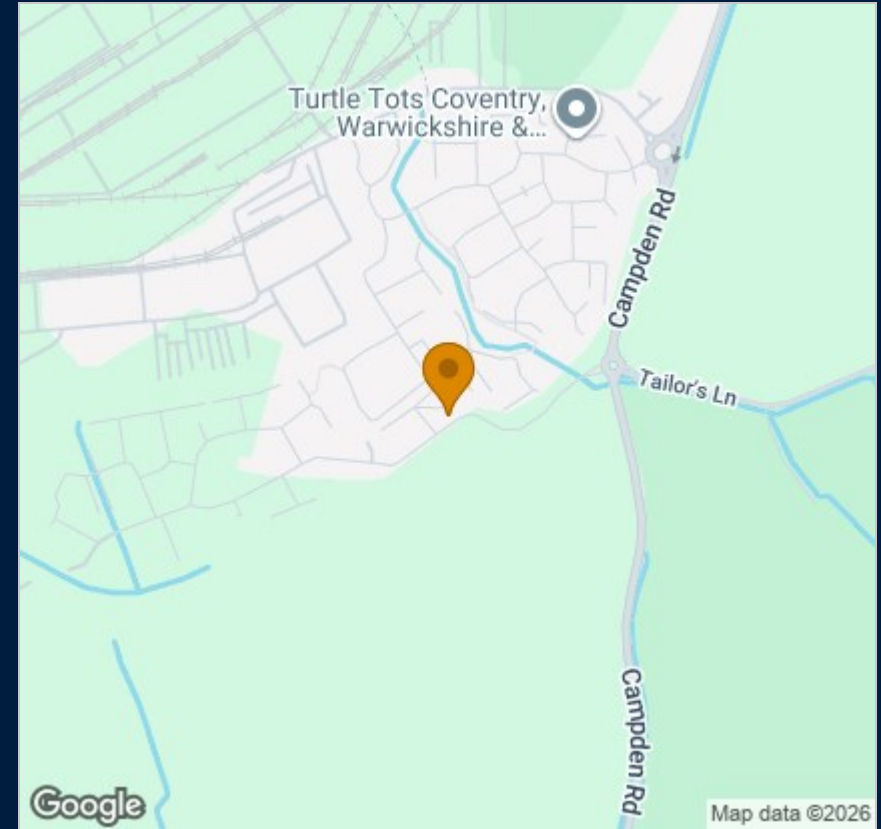
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

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



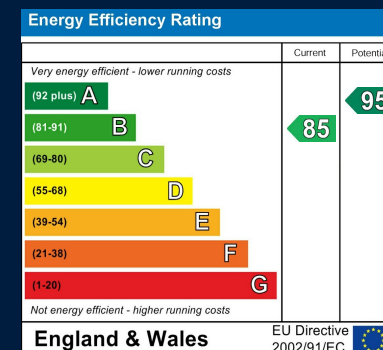
## Money Laundering Regulations – Identification Checks

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.

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# Energy Performance



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