



**, Alderminster**  
Stratford-upon-Avon, CV37 8NY

Jeremy  
McGinn & Co

# Asking Price £285,000



A chance to acquire a charming traditional terraced cottage, which has been completely re-modelled to create an incredibly stylish home, set in the heart of the desirable village of Alderminster.

The accommodation is arranged over two floors with the ground floor having been opened up to offer a most contemporary open-plan full depth kitchen, living, dining space. The fitted kitchen is at the front of property and benefits from a range of wall and base units and integrated appliances and there is plenty of space for a dining table. The living area is located at the rear of the property and has a beautiful exposed brick feature wall.

To the first floor, there is a full width principle bedroom, with space for wardrobes, further bedroom / study and a family bathroom. The accommodation benefits from gas fired central heating and uPVC double glazing.

To the rear of the property there is a private courtyard providing excellent outside dining space, from which gated access leads via a communal walkway, to a really useful brick built outbuilding, suitable for a number of uses including storage or as a home office.

There is vehicular access to the rear and the current vendors rent an allotment / further garden space, from the local authority (this would be subject to a new agreement with the new occupier).





**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.



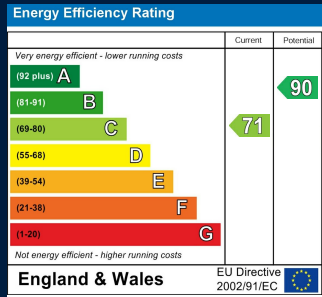
# Floor Plan



## Map



## Energy Performance



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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