



Grange Road , Bearley

Stratford-upon-Avon, CV37 0SF

Jeremy
McGinn & Co 

Available at Asking Price £320,000



Situated within the sought-after village of Bearley, conveniently placed for Stratford-upon-Avon, this mature semi-detached home offers well-proportioned accommodation and delightful countryside views to the rear.

The property is entered via a welcoming hallway, which leads to a modern ground floor shower room and a comfortable living room, ideal for everyday living and relaxing. To the rear, a breakfast kitchen provides a practical and sociable space, opening through to a versatile garden room/games room that enjoys views over the garden and surrounding countryside — perfect for entertaining, hobbies or family use.

To the first floor, the landing gives access to three bedrooms and a further shower room, completing the accommodation.

Outside, the property benefits from a pleasant rear garden, thoughtfully arranged and enjoying stunning rural views beyond. The garden includes a useful timber shed and a summerhouse, which offers excellent potential for conversion into a home office or studio, subject to requirements. To the front there is a private driveway and plenty of on street parking.

Combining village charm with flexible living space and open countryside views, this attractive home will appeal to a wide range of buyers seeking a peaceful yet well-connected location including a railway station in the village.





Tax Band: C

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

Money Laundering Regulations – Identification Checks

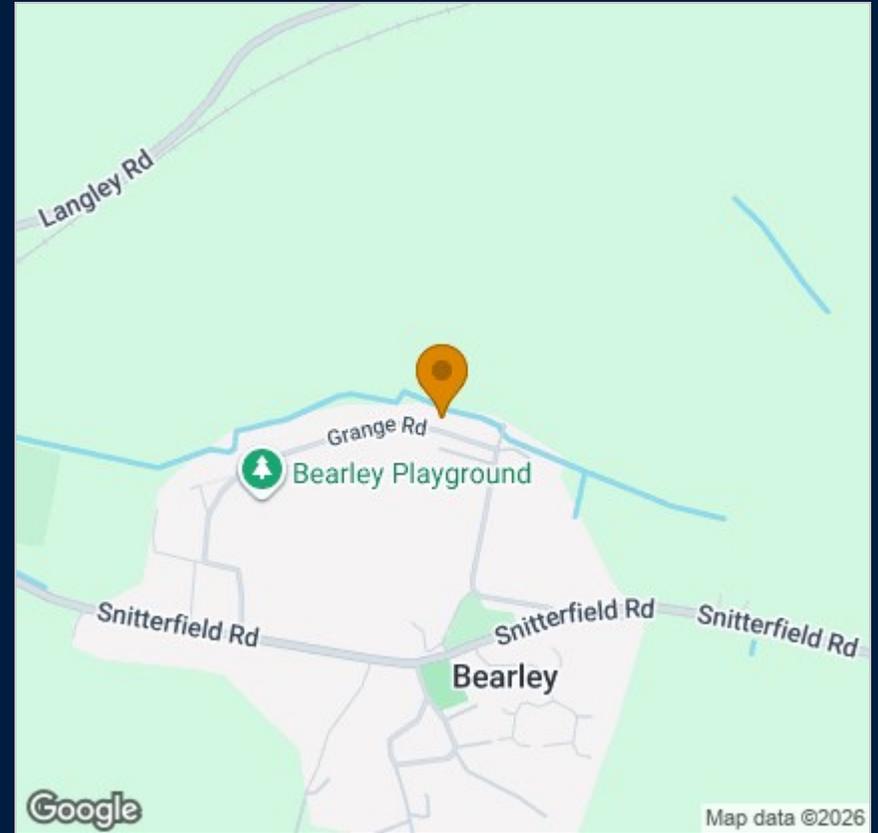
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To 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.

Floor Plan



Map



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

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Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		61	76
EU Directive 2002/91/EC			

