


# Shottery Village, Shottery

Stratford-upon-Avon, CV37 9HD

Jeremy McGinn &Co

# Available at
# Asking Price £500,000

3 2 2 D

Situated in the heart of the highly sought-after Shottery Village, this immaculately presented semi-detached home offers stylish, high-specification accommodation arranged over three floors, complimented by a beautifully landscaped rear garden and garden office.

The property has been finished to an exceptional standard throughout. The welcoming entrance hallway leads through to the impressive open-plan kitchen, living and dining room, which forms the heart of the home. The kitchen is fitted with a range of contemporary units and integrated appliances, with bi-fold doors opening directly onto the private rear garden, creating a fantastic space for both everyday living and entertaining. Double doors from the kitchen lead through to the separate living room. A ground-floor WC completes the accommodation on this level.

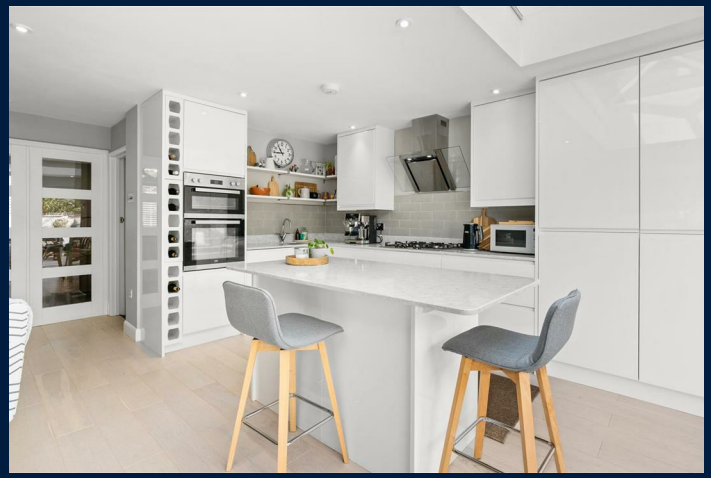
To the first floor are two generous double bedrooms, one benefiting from built-in storage and an en-suite, together with a well-appointed family bathroom.

The converted loft provides further versatile accommodation, comprising a spacious landing and loft room, currently utilised as a bedroom, offering excellent flexibility for a variety of uses.

Outside, the property continues to impress with a private, low-maintenance landscaped rear garden, ideal for relaxing and entertaining. A dedicated garden office provides the perfect work-from-home space, while there is also access to a useful utility room.

We understand the property to benefit from the opportunity to rent parking spaces to the rear.





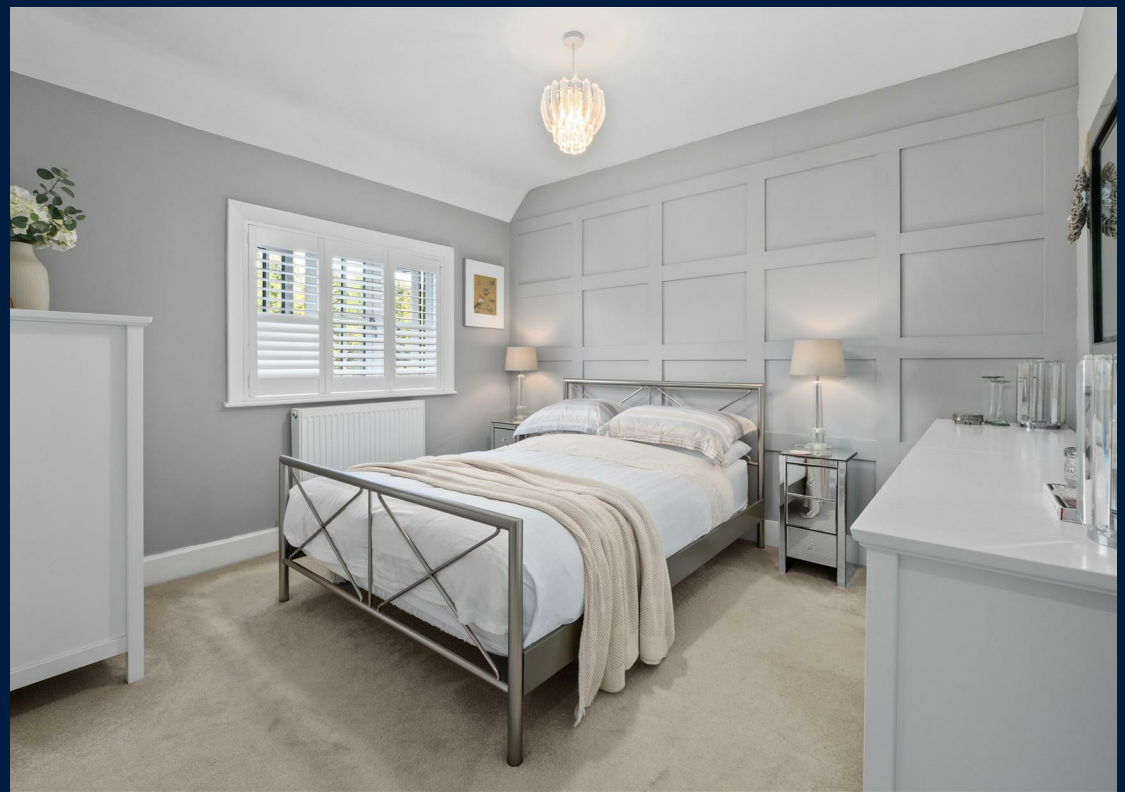














**Tax Band:** D

**Council:** Stratford District Council

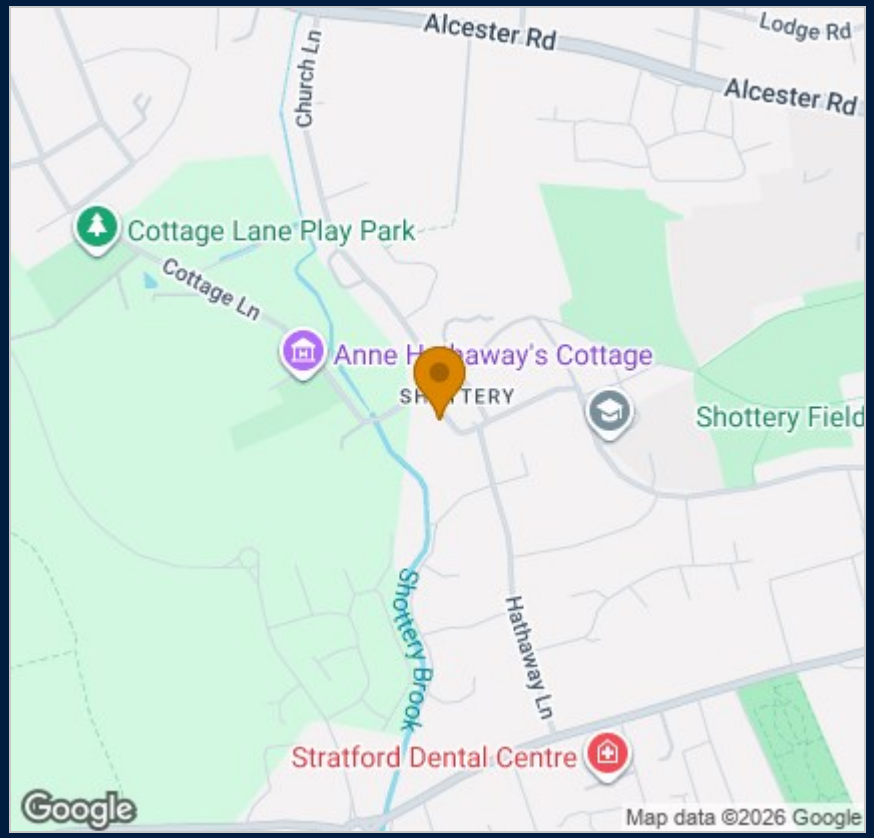
**Tenure:** Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

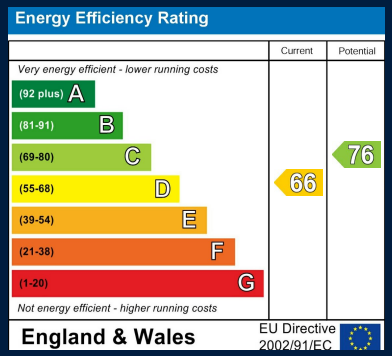
# Floor Plan




# 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.

**55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN**
**Tel: 01789 868168 Email: stratford@jeremymcginn.com**
**www.jeremymcginn.com**

Jeremy McGinn & Co

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.