



**Wellesbourne Grove,**  
Stratford-upon-Avon, CV37 6PD

Jeremy  
**McGinn** & Co 

Available at  
Asking Price £385,000



Situated just a stone's throw from the heart of Stratford upon Avon town centre, this charming mid-terrace home has been immaculately maintained and beautifully presented throughout, offering truly turnkey accommodation.

The property is entered via an entrance hallway, which leads through to an inviting front snug sitting room complete with a feature fireplace, creating a cosy and welcoming reception space. Beyond, the property opens into an impressive extended open-plan living and dining kitchen, thoughtfully designed to provide the perfect space for both everyday living and entertaining. The kitchen is fitted with an excellent range of wall and base units, integrated appliances, Velux roof windows that flood the room with natural light, and French doors opening directly onto the landscaped rear garden. A convenient ground floor WC completes the accommodation on this level.

Stairs lead down to a useful cellar, providing excellent storage space with exciting potential to be converted into a home office, hobby room or additional reception space, subject to any necessary consents.

On the first floor are two well-proportioned bedrooms. The generous principal bedroom spans the full width of the property, while the second bedroom offers a comfortable small double or generous single. The stylish four-piece family bathroom is fitted with a bath, separate shower enclosure, WC and wash hand basin.

Outside, the rear garden has been thoughtfully designed for ease of maintenance, featuring a generous paved terrace ideal for outdoor dining, a lawned garden, useful storage outbuilding and gated rear access onto Grove Road.

Permit parking is available within Wellesbourne Grove and surrounding roads.





**Tax Band: D**

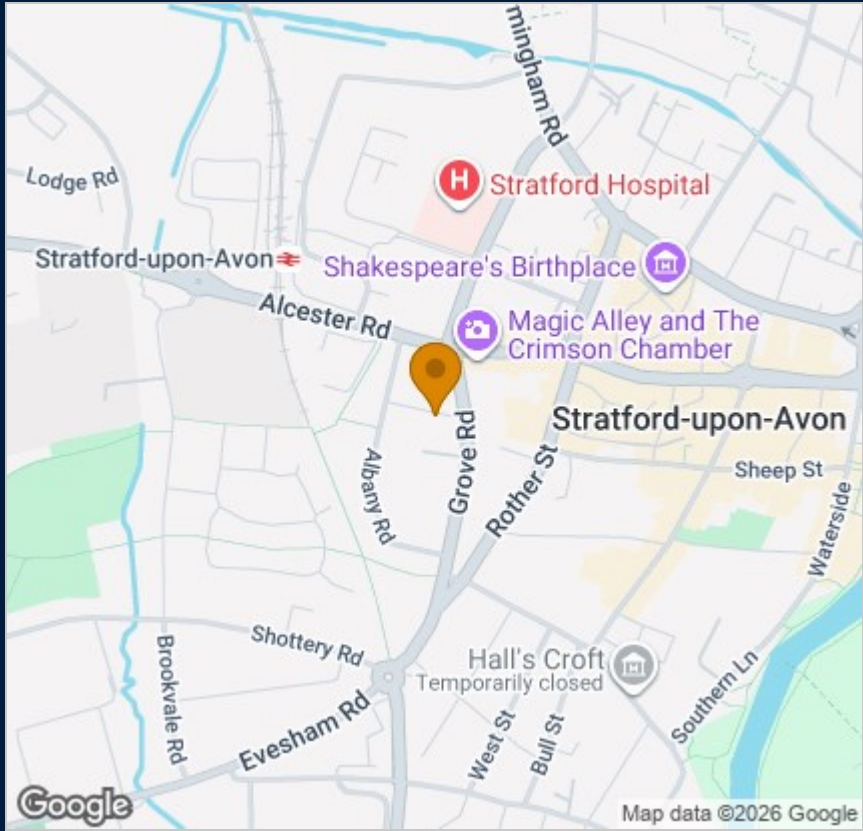
**Council: Stratford District Council**

**Tenure: Freehold**

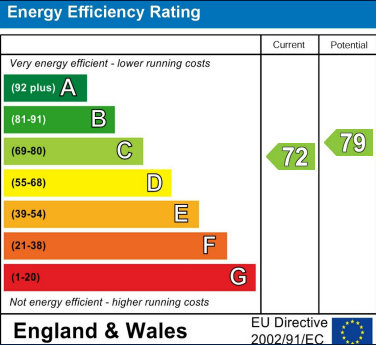
# Floor Plan



# Map



# Energy Performance



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