

Clarence Road,

Stratford upon Avon, CV37 9DL

Jeremy McGinn &Co

Available at
Offers Over £270,000

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This semi-detached home is offered to the market with no onward chain and is ideally positioned within easy walking distance of Stratford-upon-Avon town centre, placing a wide range of amenities right on the doorstep. Local primary, high school and college, a supermarket and the train station are all within close proximity, making this a highly convenient and desirable location for families, commuters and down-sizers alike.

The property offers well-proportioned accommodation and presents an exciting opportunity for a purchaser to modernise and personalise to their own taste. The ground floor comprises a comfortable living room, a spacious kitchen dining room and a garden room that enjoys views over the rear garden and provides a lovely additional living space. A bathroom is also located on the ground floor, along with two useful storage cupboards.

To the first floor, there are three well-sized bedrooms, offering flexible accommodation suitable for family life, guest rooms or home working. A first floor WC adds further practicality.

Outside, the property truly comes into its own with a generous and mature rear garden, providing a private and established setting with ample space for outdoor entertaining, gardening or future landscaping. The property also benefits from gated side access. To the front, there is off-road parking for one car on the driveway.



















Tax Band: C

Council: Stratford District Council

Tenure: Freehold

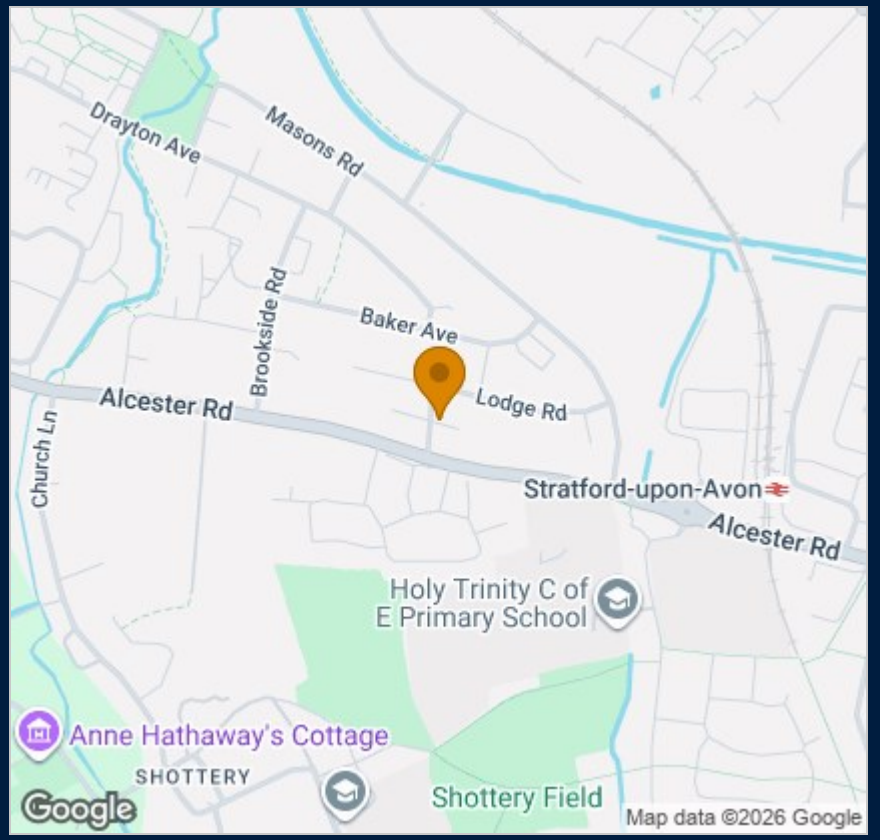
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

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.

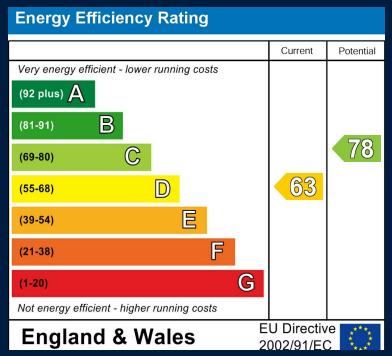
Floor Plan



Map



Energy Performance



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.

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Jeremy McGinn & Co

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