



Drooper Drive ,
Stratford-upon-Avon, CV37 9GW

Jeremy
McGinn & Co 

Available at Asking Price £210,000



Situated on a popular development on the north side of Stratford, this property is ideally located for easy access to the A46 and Parkway station or even a stroll into Town along the canal towpath.

The property itself comprises a well proportioned ground floor maisonette, offering particularly stylish accommodation benefiting from gas central heating and uPVC double glazing both of which contribute to extremely economical running costs.

The accommodation comprises - Reception Hall with large walk-in storage cupboard, Open Plan Living/Kitchen inc integrated, oven, hob, extractor, fridge/freezer, washer/dryer and stone work surfaces with French doors leading out into a private garden, Good Sized Double Bedroom with dual aspect and contemporary style Bathroom.

In addition to the garden there is a private driveway offering parking for up to 2 cars.

We understand that the property will benefit from a share of freehold (subject to legal verification) and the balance of a construction warranty.





Tax Band: B

Council: Stratford on Avon District Council

Tenure: Leasehold - Share of 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.

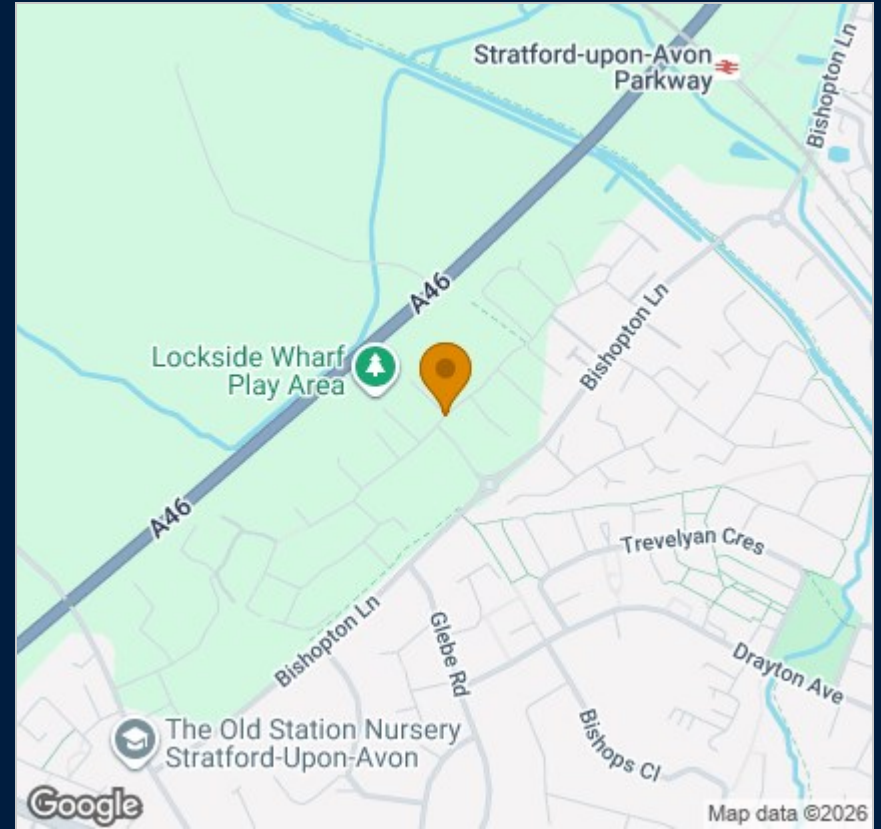
Floor Plan



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.

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

Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(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		EU Directive 2002/91/EC	

