

Shipston Road,

Stratford-upon-Avon, CV37 8LU

Jeremy McGinn &Co

Available at
Offers Over £300,000

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OPEN HOUSE - SATURDAY 21ST NOVEMBER - 10AM - 12PM - PLEASE CALL TO BOOK AN APPOINTMENT

Offered for sale for the first time in over four decades, this charming three bedroom semi-detached cottage occupies a superb wrap-around plot extending to just over a quarter of an acre, presenting an increasingly rare opportunity to create a truly special home in a wonderfully convenient location on the edge of Stratford upon Avon.

Perfectly positioned just a stone's throw from Waitrose and within a pleasant stroll of the town centre along the picturesque Tramway, the property combines the convenience of everyday amenities with an unusually generous amount of outside space.

Having been in the same ownership for over 40 years, the cottage now offers its next owners an exciting opportunity to breathe new life into a much-loved home. Whilst comfortable and perfectly habitable in its current condition, the accommodation would benefit from modernisation throughout, with enormous potential to extend, reconfigure and enhance the existing property, subject to the necessary consents.

The accommodation is arranged over two floors and currently comprises a living room, kitchen/breakfast room and ground floor shower room, whilst upstairs there are three bedrooms. The property benefits from double glazing, although there is currently no central heating installed.

Undoubtedly, one of the property's greatest assets is its exceptional plot. Extending to over a quarter of an acre, the generous wrap-around gardens provide a wonderful sense of space and offer considerable scope for those with the imagination and ambition to make the most of the setting. There are spacious gardens to both the front and rear, together with extensive off-road parking for at least six vehicles, an outhouse and a detached garage which is now in need of rebuilding.

We have been advised that the property has a septic tank, shared with the adjoining property.

NO ONWARD CHAIN

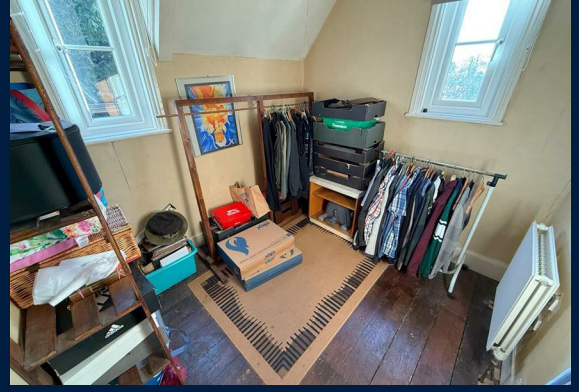
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Tax Band: D

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.

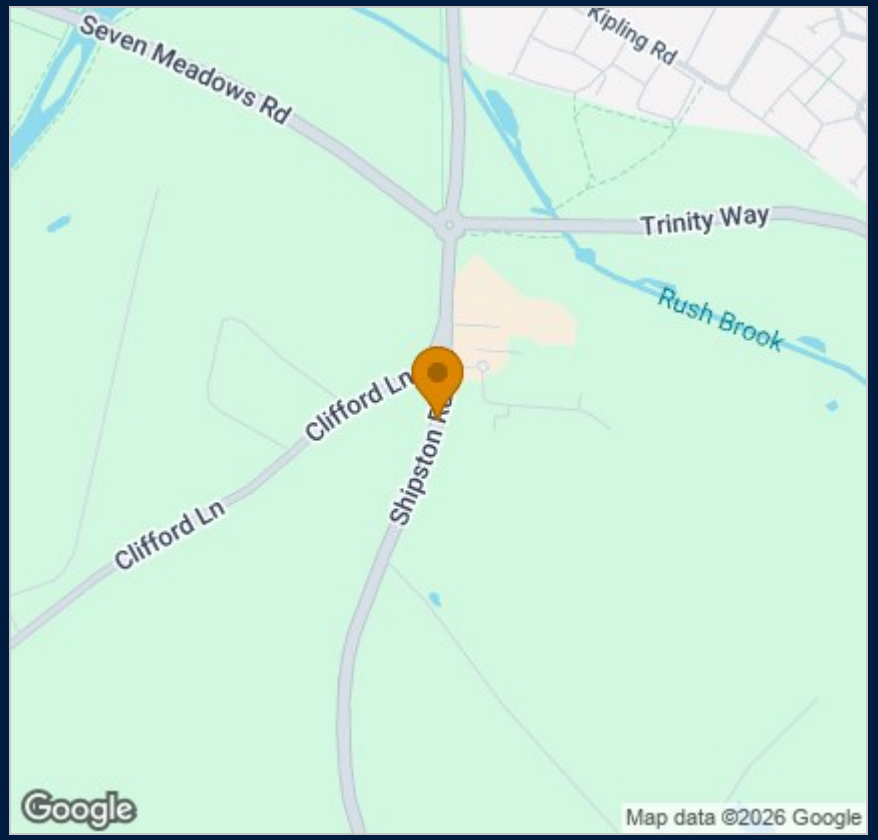
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Floor Plan

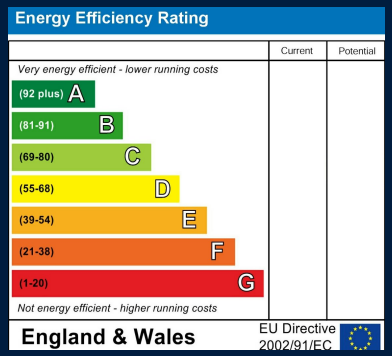


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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