



Clopton Road ,
Stratford-upon-Avon, CV37 6TF

Jeremy
McGinn & Co 

Guide Price £435,000



A chance to acquire a traditional detached family home, immaculately presented throughout and set within an enviable position at the foot of the Welcombe Hills. Offering a fabulous location for those wanting to enjoy the open countryside on their doorstep but also wanting the convenience of being within walking distance of the town centre, local schools and train station.

Internally, the property briefly comprises; entrance hallway with stairs leading to the first floor, spacious Living Room, contemporary Kitchen Dining Room with a range of fitted wall and base units, integrated appliances and doors out on to the rear garden, separate Utility Room with a downstairs Cloakroom and internal access to the single garage.

To the first floor, there are two good sized Double Bedrooms, both benefitting from built-in wardrobes, a third single bedroom or study and a family bathroom.

The property also benefits from unexpired planning permission granted (22/03507/FUL) to create further accommodation with the addition of a kitchen extension to the ground floor and a fourth bedroom and en-suite to the first floor.

Outside, the rear garden is private and enclosed, with side access and offers a generous paved terrace, shaped lawn and a fantastic garden studio, which would make an ideal space to work from home. The driveway to the front provides parking for two cars.





Tax Band: E

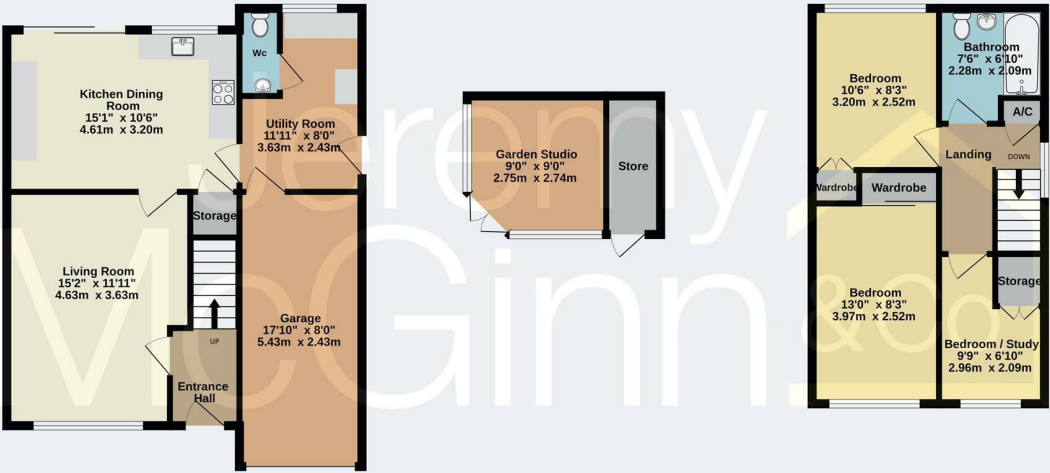
Council: Stratford District Council

Tenure: Freehold

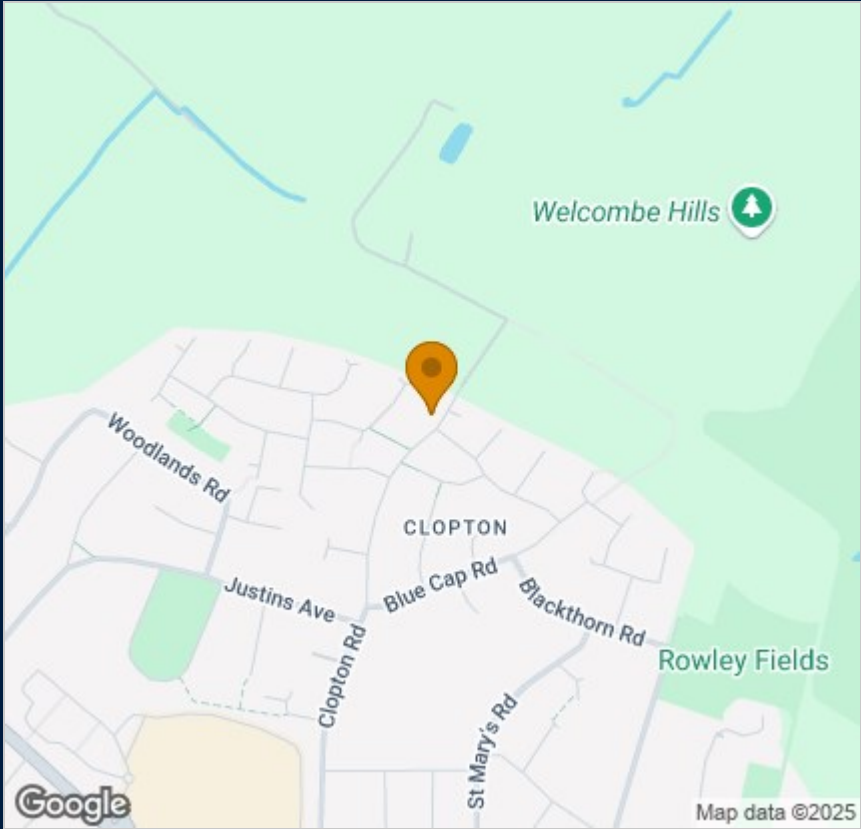
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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.

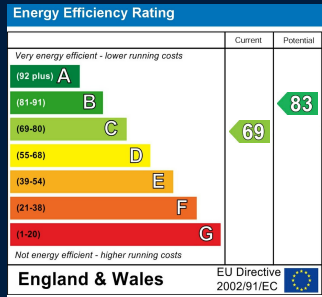
Floor Plan



Map



Energy Performance



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