

Shottery Road,

Stratford-upon-Avon, CV37 9QB

Jeremy McGinn &Co

Available at
Offers Over £485,000

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Enjoying a superb position within a short stroll of the excellent amenities of Stratford upon Avon town centre, this traditional bay-fronted semi-detached house offers generously proportioned and extended accommodation together with ample off-road parking and a good-sized south-facing rear garden.

The location is a particular feature, placing an excellent range of shops, cafés and restaurants within easy walking distance, together with the world-renowned Royal Shakespeare Theatre, making this an ideal home for those looking to enjoy all that the town has to offer.

The property has been thoughtfully improved and extended to create particularly spacious and versatile living accommodation. A generous reception hall provides an inviting entrance and gives access to a guest cloakroom/WC and the principal ground-floor rooms. These include a comfortable sitting room, separate dining room and an impressive family room providing excellent additional living and entertaining space. The accommodation is completed by a fitted kitchen with a useful utility area off.

On the first floor, the original three-bedroom arrangement has been adapted to create an especially generous principal bedroom featuring a bay window and built-in wardrobes. There is a further double bedroom with fitted wardrobes together with the family bathroom. For buyers requiring three bedrooms, reinstatement of the original layout should be relatively straightforward, with the doorway to the former third bedroom remaining in situ.

Further benefits include gas central heating and double glazing.

Outside, the house is set well back behind a generous driveway providing plenty of off-road parking. To the rear lies a particularly appealing, good-sized south-facing garden offering plenty of space for outdoor dining, entertaining and relaxation.



















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.

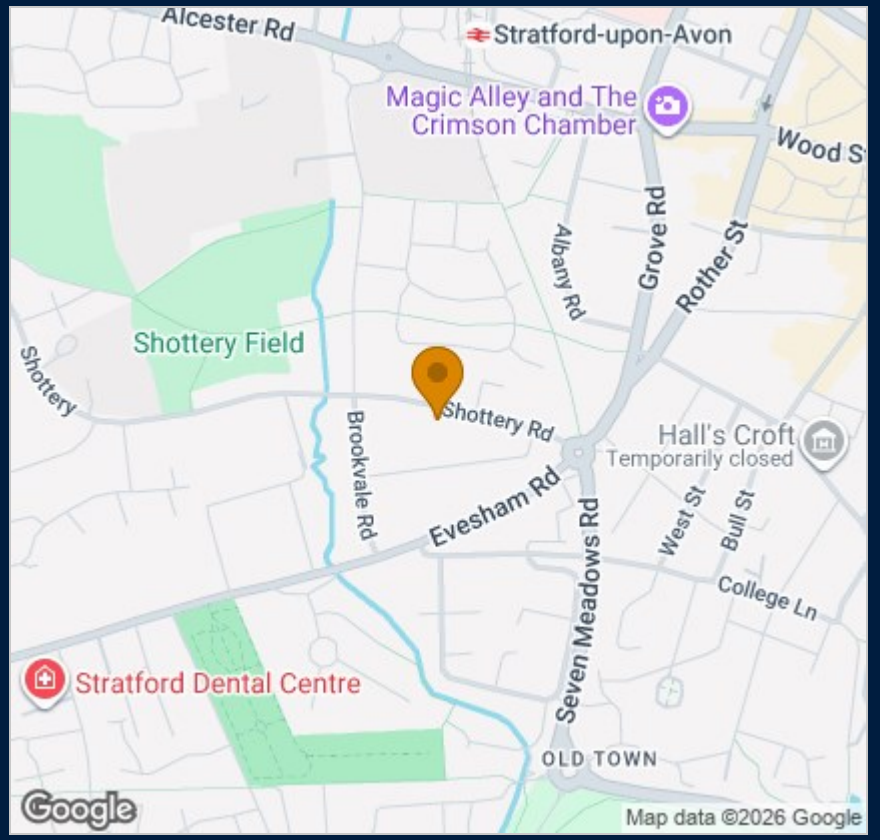
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham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

Floor Plan

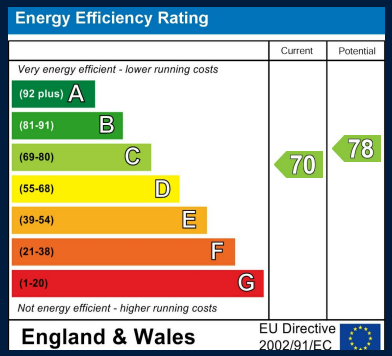


Total area: approx. 116.3 sq. metres (1251.8 sq. feet)

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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