



# Chapel Street , Welford on Avon

Stratford-upon-Avon, CV37 8PX

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McGinn & Co



# Guide Price £400,000



For sale with no onward chain, a chance to acquire a charming double fronted semi-detached cottage, positioned right in the heart of the highly desirable village of Welford on Avon.

Audene sits back behind a gravelled driveway, giving off-road parking for 2-3 cars and is entered via a porch into an internal entrance hallway. The cosy front living room offers a feature fireplace and exposed timbers and has been opened up on to an extended dining room with patio doors on to the rear garden. The kitchen is fitted with a range of wall and base units, some integrated appliances and houses the properties oil-fired boiler and off the kitchen is a useful lean to / utility space offering great space for your white goods.

To the first floor, there are two good sized double bedrooms, with the Master benefitting from fitted wardrobes, a third single bedroom and a family bathroom.

Outside, the property boasts a generous south-facing garden, which is mainly laid to lawn, with a mature planting of shrubs and trees and a delightful sunny patio area, ideal for outdoor entertaining.







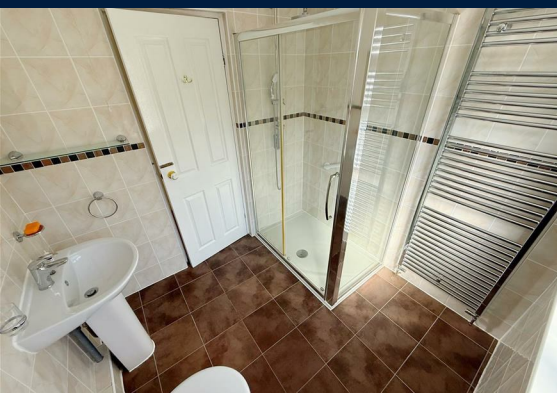
**Tax Band: E**

**Council:** Stratford District Council

**Tenure:** Freehold

Welford-on-Avon lies on the banks of the River Avon and is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne and Stratford-upon-Avon. The village is four miles south-west of Stratford-upon-Avon and about 12 miles away from Junction 15 of the M40 motorway.

Welford is an extremely desirable village with local amenities including a general store, church and three public houses, primary school. The village has an active sporting community including cricket teams, football teams and a bowls club. Local leisure facilities including an 18 hole golf course, walking and cycling routes, including the famous Greenway Trail into Stratford-upon-Avon.





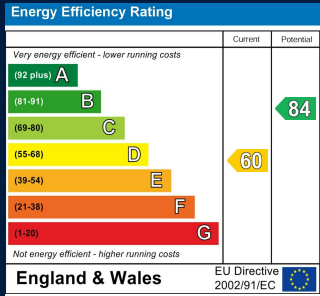
# Floor Plan



## Map



## Energy Performance



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