



**Wetherby Way ,**  
Stratford-upon-Avon, CV37 9LU

Jeremy  
McGinn & Co 

# Guide Price £230,000



A chance to acquire a spacious end-terrace property, positioned in an idyllic spot overlooking 'The Pine Walk', near to Stratford Racecourse and within easy walking distance to the town centre, train station, local supermarkets and The Greenway.

The property is set back behind a front garden and entered into an entrance hallway, with WC off. To the right hand side of the hallway is a modern, recently fitted Kitchen with a range of wall and base units and integrated appliances. The Living Dining Room spans the width of the rear of the property and has understairs storage and a door leading out to the rear garden.

To the first floor, the bedroom is a very generous double with built-in wardrobe and there is a modern three-piece bathroom, with electric shower over bath, WC and sink unit.

Outside, there is a private rear garden with side access to the front of the property and a gate at the rear, leading out to a parking area with two allocated parking spaces.

This delightful home would make a fantastic first time buy, buy to let or downsize.





**Tax Band: B**

**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.

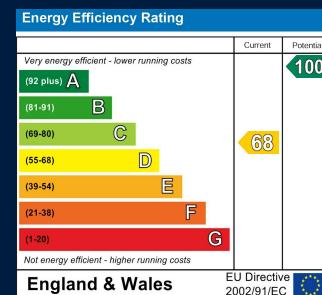
# Floor Plan



## Map



## Energy Performance



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