



Amis Way ,
Stratford-upon-Avon, CV37 7JF

Jeremy
McGinn & Co

Offers Over £450,000



A superbly appointed and hugely imposing 3 storey house situated on the south side of the river on the popular Trinity Mead development being within walking distance of the Town Centre.

Internal inspection will reveal an incredibly impressive contemporary style living space having been subject to many upgrades to create a truly iconic home. The accommodation is presented in fabulous order throughout benefiting from gas central heating and double glazed sash windows - Reception Hall, Guest Cloaks/WC, Stunning Kitchen/Dining/Family Room with range of integrated appliances including 2 ovens, steam oven, microwave, induction hob, fridge/freezer & dishwasher with full width bi-fold doors opening into the garden and 3 way electronic sensor door to side, On the first floor there is a Dual Aspect Sitting Room with TV built into the glass balustrade, Master Bedroom with built in wardrobe & Ensuite, Second Floor Landing, Guest Bedroom with built in wardrobe & Ensuite, 2 Further Good Sized Bedrooms & Family Bathroom.

An electric up & over door gives access to an enclosed car port & parking area with EV charging point leading onto a detached Single Garage. To the rear of the property there is a small but pleasant private garden.

In our opinion this really is a genuinely impressive home so come along and have a look.





Tax Band: E

Council: Stratford on Avon District Council

Tenure: Freehold

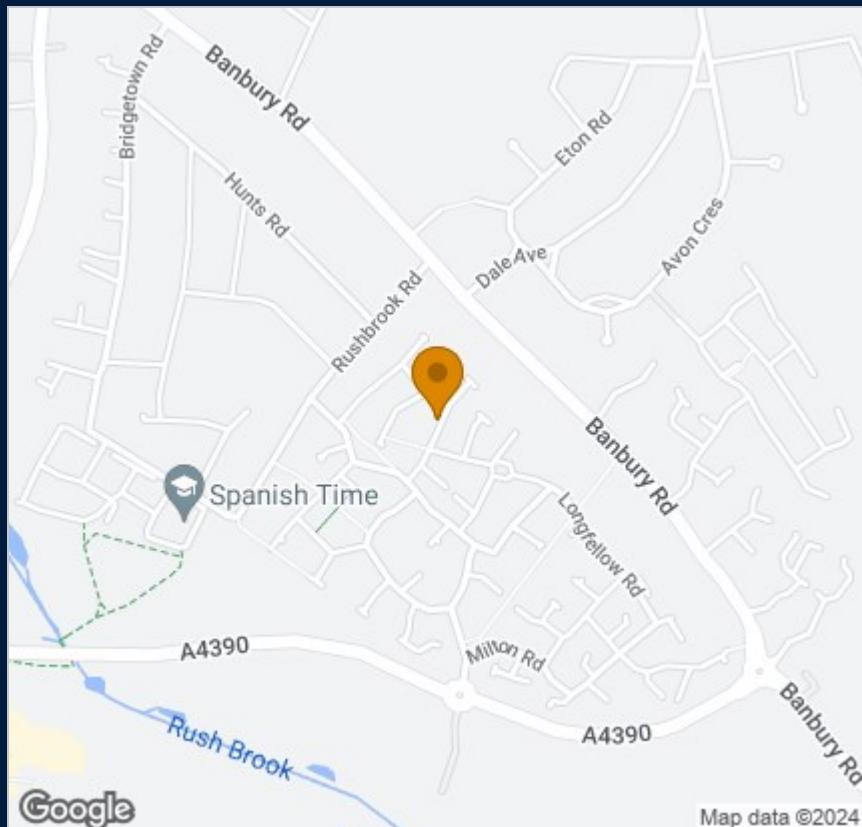


Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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 within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	69
(B1-91)	B	61
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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