



Wordsworth Avenue ,
Stratford-upon-Avon, CV37 7NG

Jeremy
McGinn & Co 

Available at Guide Price £200,000



Beautifully Presented Two-Bedroom Ground Floor Apartment.

Located in the highly desirable Trinity Mead development on the south side of Stratford-upon-Avon, this well-maintained two-bedroom ground floor apartment offers modern, low-maintenance living in a peaceful residential setting. Ideal for first-time buyers, professionals, or those looking to downsize, the apartment combines comfort, convenience, and excellent access to local amenities.

As you approach the property, you'll appreciate the well-kept communal areas and attractive quiet setting within this popular estate.

The heart of the home is the bright and airy open-plan living/dining room, featuring lots of natural light. The newly modern fitted kitchen comes complete with integrated appliances and ample cupboard storage.

There are two well-proportioned double bedrooms, both featuring built-in wardrobes. The property also benefits from fully fitted wooden blinds throughout. The bathroom is equipped with a white three-piece suite, including a shower over the bath.

Externally, the property benefits from allocated parking, intercom security system, shared locked bike store/building and double glazing throughout.

Situated within easy reach of local amenities including Waitrose, the Co-op, the greenaway, and excellent local schools, this apartment is ideally placed for access into Stratford town centre and for commuting routes beyond.

A fantastic opportunity to secure a modern apartment in one of Stratford's most popular developments—early viewing is highly recommended.





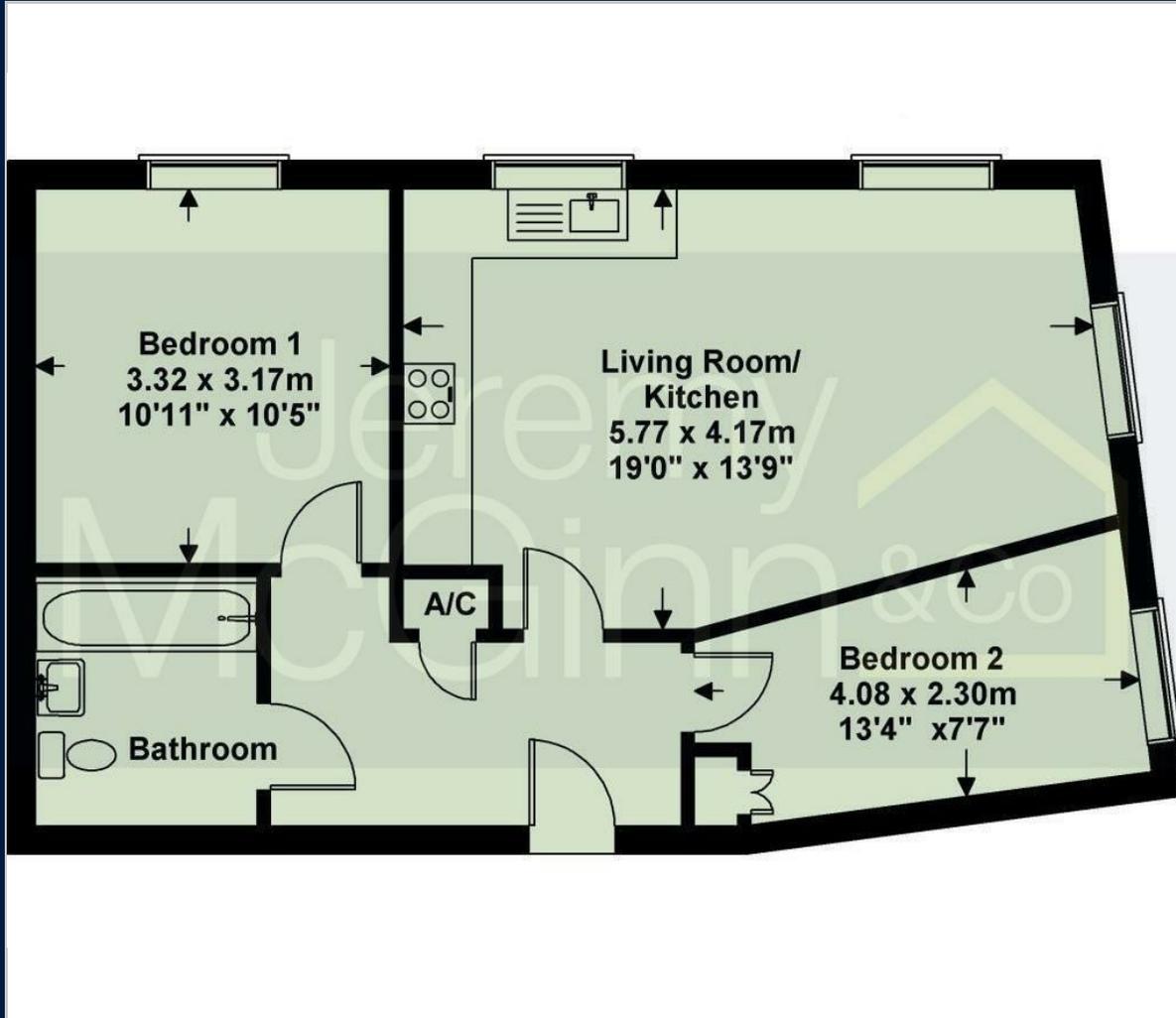
Tax Band: C

Council: Stratford District council

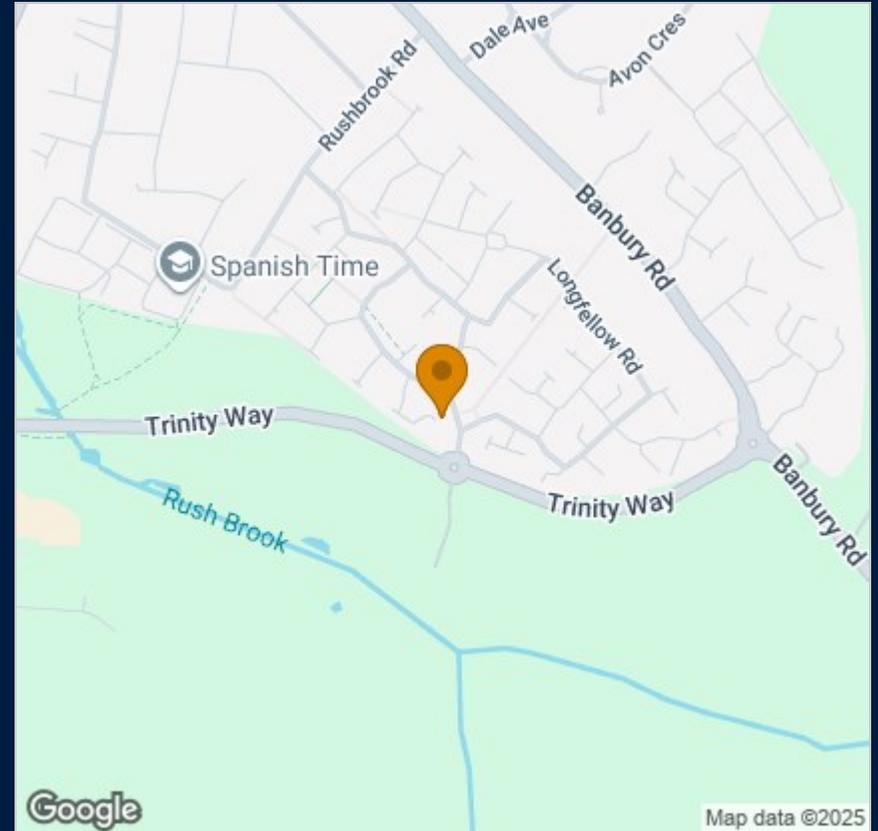
Tenure: Leasehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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