



**Loxley Road ,**  
Stratford-upon-Avon, CV37 7DP

Jeremy  
McGinn & Co 



# Offers In Excess Of £550,000



Perfectly positioned within easy walking distance of Stratford upon Avon town centre, this superbly renovated and extended semi-detached home offers stylish, contemporary living combined with everyday practicality.

Recently completed to a high standard throughout, the property has been thoughtfully redesigned to create generous and flexible family space.

On the ground floor, the welcoming hallway leads to a bright and inviting snug / sitting room, featuring a bay window to the front. To the rear, a stunning open-plan kitchen/dining/family room forms the heart of the home, with modern fittings, ample dining space, and bi-fold doors opening directly onto a good-sized rear garden – ideal for entertaining and family life. Off here, there is also a utility / boot room, with side access.

Upstairs, the principal bedroom benefits from a sleek en-suite shower room, while two further well-proportioned bedrooms are served by a beautifully appointed family bathroom and a useful study/nursery.

The property stands behind a full-width driveway providing off-road parking for two cars, with side access leading to the rear garden.

Offering an exceptional combination of location, space, and quality, this is a wonderful opportunity to purchase a move-in-ready home just moments from the shops, restaurants, and amenities of Stratford.

The property is offered for sale with the benefit of no upward chain.







**Tax Band: D**

**Council: Stratford on Avon DC**

**Tenure: Freehold**

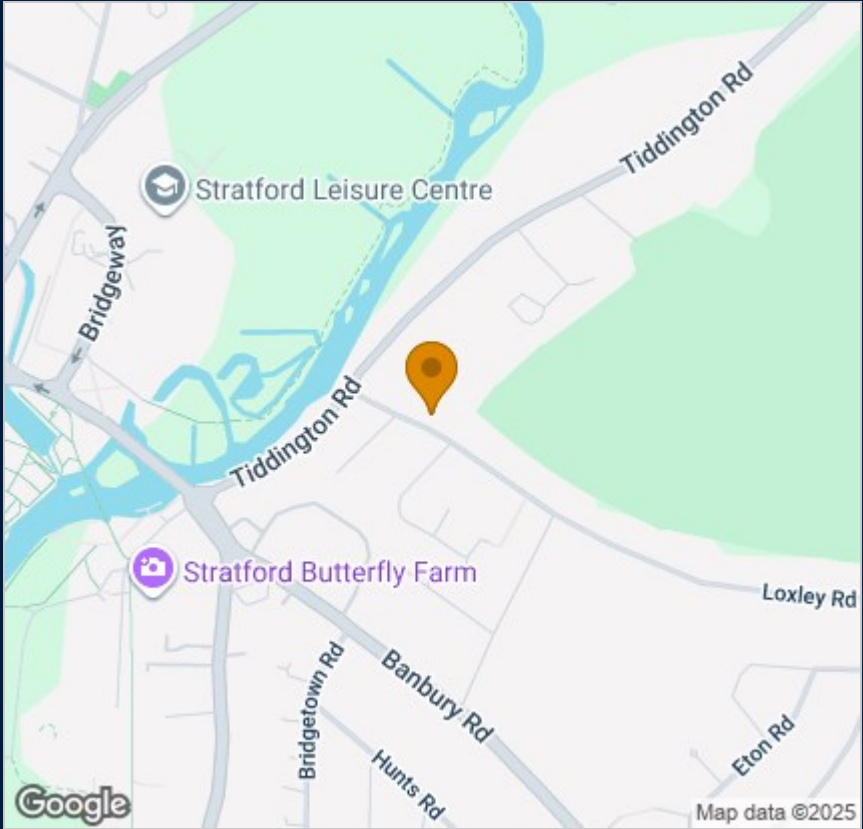
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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.

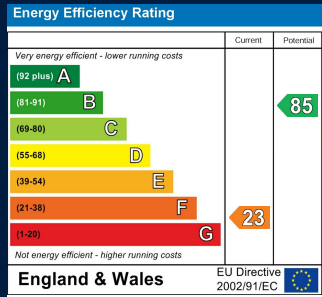
# Floor Plan



## Map



## Energy Performance



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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