



Rose Crescent, Dodwell

Stratford-upon-Avon, CV37 9TB

Jeremy
McGinn & Co 

Available at
Asking Price £165,000



Situated in a particularly desirable position on the popular Dodwell Park development, this well-presented Tingdene Dolben Lodge park home enjoys a lovely outlook backing directly onto open farmland, providing a high degree of privacy and a pleasant rural aspect.

Measuring approximately 40' x 20', the property offers well-proportioned and versatile living accommodation, benefiting from central heating and double glazing throughout. The accommodation briefly comprises an entrance hallway, spacious living/dining room, fitted kitchen and a useful conservatory extension providing additional living space. There are two well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobe, together with a separate shower room serving the guest bedroom.

Externally, the property is complemented by a private driveway and useful garage to the side, while the rear garden features a pleasant patio area and enjoys a particularly private setting, backing directly onto farmland.

Dodwell Park is a popular residential development offering a peaceful setting while remaining conveniently placed for access to the nearby historic town of Stratford-upon-Avon. An on-site shop provides for day-to-day requirements, while bus services are available directly opposite the development, providing convenient access into Stratford-upon-Avon and its extensive range of amenities. These include a wide selection of shops, cafés, restaurants and leisure facilities, together with the world-famous Royal Shakespeare Theatre.

Ground rent payable - £255.70 per calendar month





Tax Band: A

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



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.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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