



Alcester Road,
Stratford-upon-Avon, CV37 9JJ

Jeremy
McGinn & Co 

Available at
Guide Price £350,000



Situated on the northern side of Stratford upon Avon, this attractive two bedroom semi-detached home enjoys a convenient position with easy access to the A46 and the excellent range of amenities available within the town, including local supermarkets, schools and train stations.

This mature family home offers well-proportioned accommodation throughout and benefits from gas central heating, generous rear gardens and excellent potential for further extension, subject to the necessary planning permissions.

The accommodation briefly comprises a welcoming entrance hall, a useful downstairs cloakroom and a spacious bay-fronted living room with log burner to the front of the property. To the rear is a fitted kitchen with a range of wall and base units, integrated appliance and a seating area, opening into a generous dining/garden room with pleasant views across the rear garden, creating an ideal space for everyday family living and entertaining.

To the first floor, there is a particularly spacious principal bedroom with fitted wardrobes, a second double bedroom also with a fitted wardrobe, a modern refitted shower room and a generous landing area, which could provide an ideal home office or study space.

Outside, the property enjoys a substantial rear garden, mainly laid to lawn, with side access leading to the front of the house and rear access beyond. A garage is located to the rear and can be accessed by car via the neighbouring road. To the front, a private driveway provides off-road parking for up to three vehicles.





Tax Band: C

Council: Stratford District Council

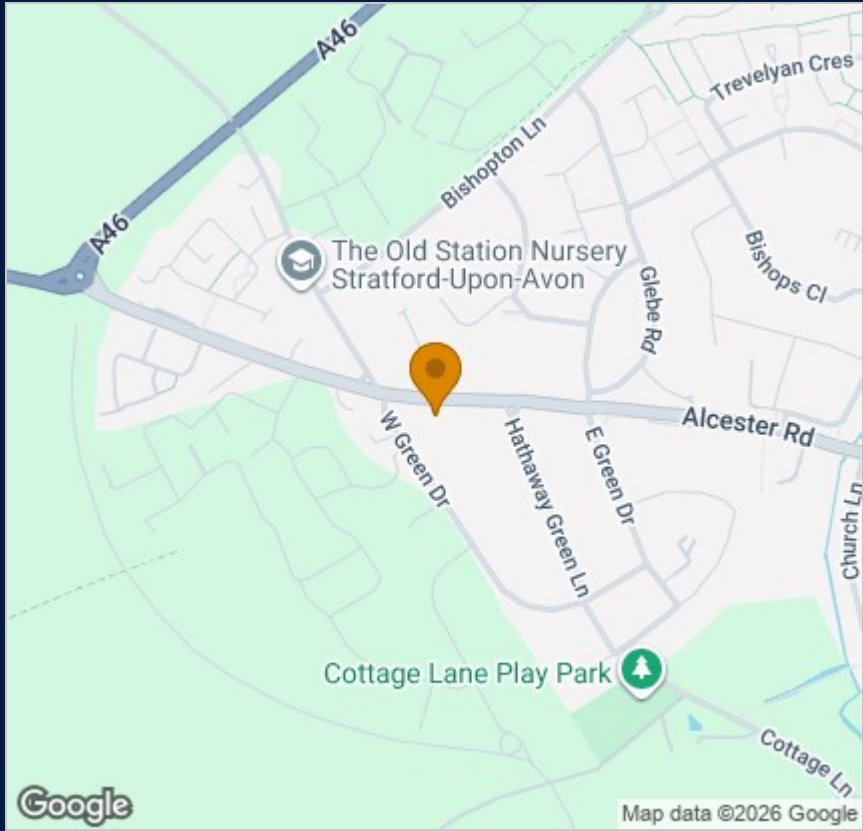
Tenure: Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

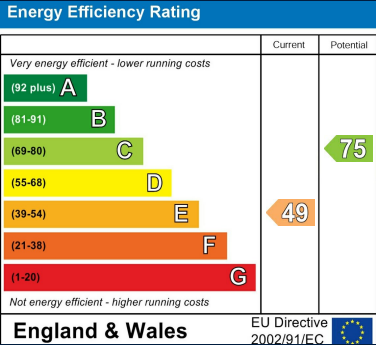
Floor Plan



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

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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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