



**Warwick Road ,**  
Stratford-upon-Avon, CV37 6EZ

Jeremy  
McGinn & Co 

# Guide Price £459,950



A chance to acquire a spacious town house, positioned within a most convenient location, within very easy access of the town centre, Royal Shakespeare Theatre, local pubs, restaurants and supermarkets.

The property offers incredibly flexible accommodation throughout and briefly comprises; a ground floor Kitchen with integrated appliances, Reception Room and WC. To the First Floor, there are two further Reception Rooms and a Study/Bedroom and three Bedrooms, En-Suite Shower Room and Principal Bathroom to the Second Floor.

The property benefits from an integral single garage and to the rear offers a gated parking space and courtyard garden space outside.

**TENURE:** The property is understood to be leasehold for a term of 999 years from 2000, although we have not seen evidence. We have been advised by the vendor there is a current maintenance charge of approximately £1,900 pa. The ground rent is £50 pa. This should be checked by your solicitor before exchange of contracts.





**Tax Band: F**

**Council: Stratford District Council**

**Tenure: Leasehold**

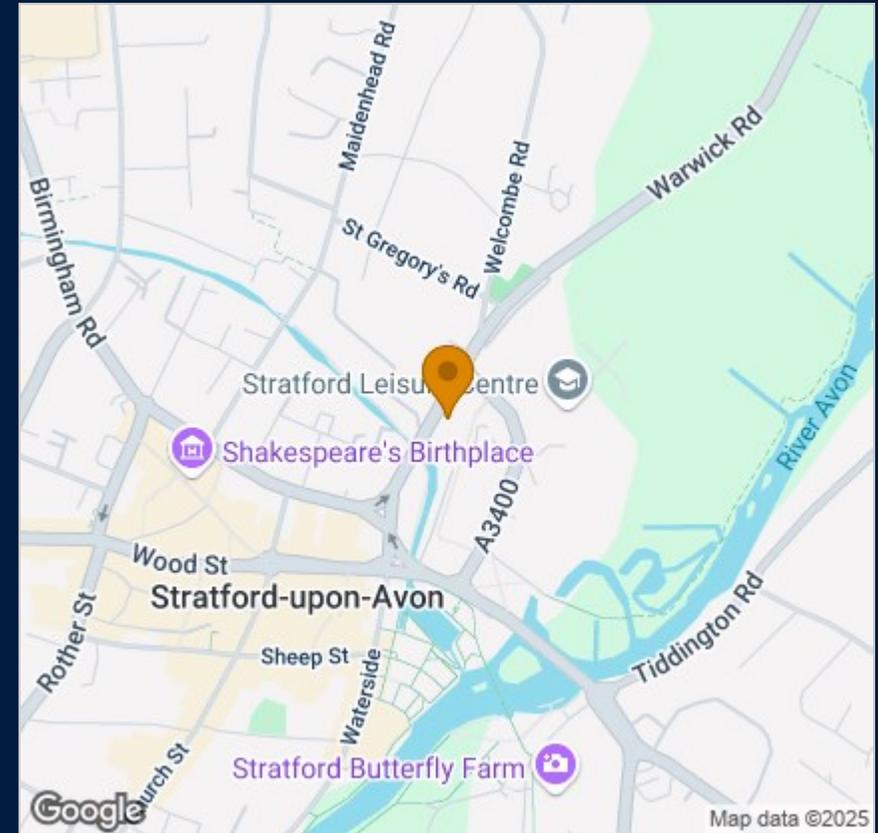
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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

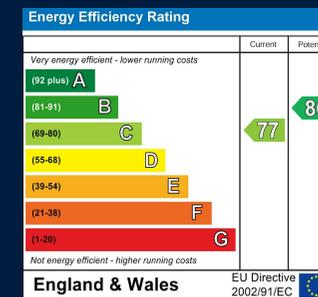
# Floor Plan



# Map



# Energy Performance



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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