



Not for marketing purposes INTERNAL USE ONLY

St. Marys Road  
Stratford-Upon-Avon



## Property Description

Positioned on a quiet part of this very popular road close to the centre of Stratford upon Avon with its range of amenities, schools and transport links. The accommodation briefly comprises, sitting room, kitchen/dining room opening into conservatory, utility area, three bedrooms and a family bathroom.

### Lounge

15' 1" x 11' 11" ( 4.60m x 3.63m )

With a bay window to front, oak flooring, gas fireplace with stone effect mantel.

### Kitchen/Dining Room

15' 2" x 10' 6" ( 4.62m x 3.20m )

A range of matching wall and base units with working surface and breakfast bar over incorporating stainless steel sink with drainer, integrated oven, low level fridge and dishwasher, understairs pantry cupboard. Opens onto DINING AREA with vinyl tiled flooring throughout.

### Conservatory

9' 5" x 9' 4" ( 2.87m x 2.84m )

Brick with timber frame with double glazed windows, roof panels and double doors. Vinyl tiled flooring.

### Utility Area/W.C.

11' 5" x 8' 1" ( 3.48m x 2.46m )

Wood effect floor, plumbing for washing machine, W.C. and wash hand basin.

## Upstairs

### Bedroom 1

12' 7" x 8' 6" ( 3.84m x 2.59m )

Double bedroom with window to front and fitted wardrobes.

### Bedroom 2

10' 9" x 8' 6" ( 3.28m x 2.59m )

Double bedroom with window looking out to the rear garden.

### Bedroom 3

9' 6" x 6' 6" ( 2.90m x 1.98m )

Good sized single room with window facing the front elevation.

### Bathroom

Panelled bath with shower over, wash hand basin in vanity unit with low level drawers, wc, wall mounted heated towel rail, vinyl tiled flooring.

### Location

STRATFORD-UPON-AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.



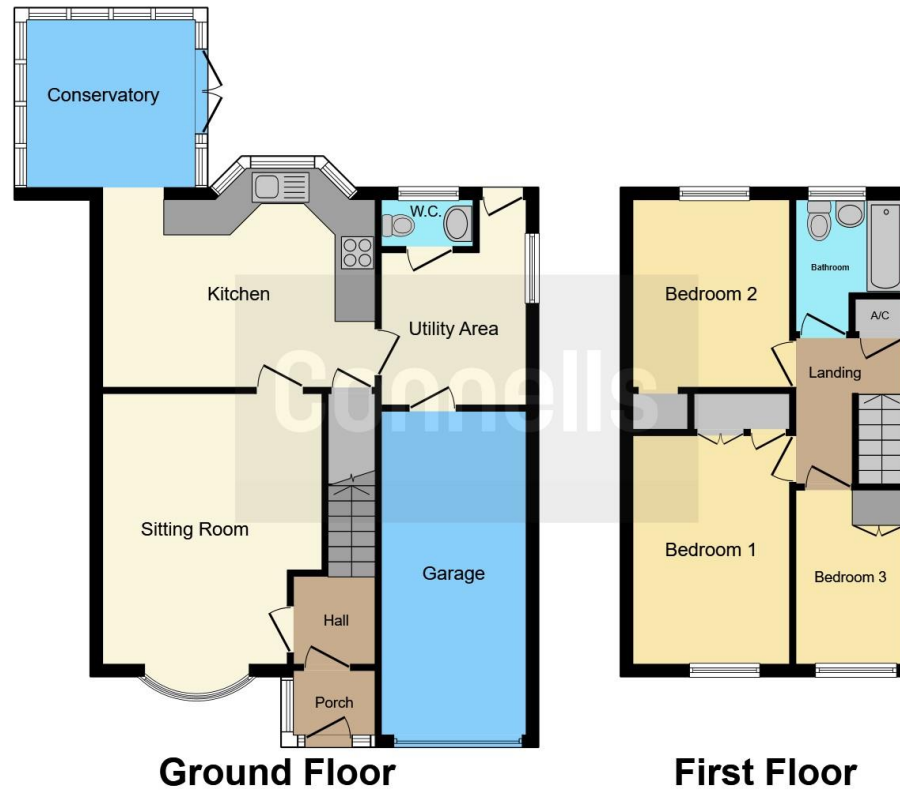
### Planning Permission

This fantastic property has had extensive work completed throughout by the current owner and have also seen evidence of granted planning permission to build an additional bedroom over the garage with dressing room and en-suite. This still has THREE YEARS remaining.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01789 266204**  
**E [stratforduponavon@connells.co.uk](mailto:stratforduponavon@connells.co.uk)**

11B Meer Street  
 STRATFORD UPON AVON CV37 6QB

**EPC Rating: D**

Tenure: Freehold

**[check out more properties at connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STR107851 - 0006