



Shottery Road, Stratford-Upon-Avon, CV37 9QQ

Offers over £375,000


KING
HOMES

RECENTLY RENOVATED TO A HIGH STANDARD* *FANTASTIC LOCATION

A beautifully presented, and recently renovated to a high standard, charming flexible 2 Bedroom period property set in highly sought after Shotton, on the edge of Stratford upon Avon town centre. Briefly comprising: Hallway; Living Room; Kitchen; Garden Room; W.C.; 2 Double Bedrooms – one with En-Suite; Office; Family Bathroom and private Rear Garden.

The property offers private residential parking to the side, which is a rare feature for this location. Situated within close walking distance to Stratford town centre and backing onto the popular Shotton Fields, this house is an ideal location for someone wanting all amenities on their doorstep.



Location

World famous Stratford upon Avon is a thriving market town offering excellent shopping, social and recreational facilities. Well known as both the birth place and home of the Shakespeare family, the historic market town is renowned for its architecture and fine buildings and home to the RSC Theatre. Benefiting from easy access to many large centres via train services and the road network with access to the M40 connecting to the Midlands, London and the South.

Entrance Hall

Living Room 12'11" x 9'9" (3.96 x 2.98)

Kitchen 11'5" x 13'2" (3.48 x 4.02)

Garden Room 12'5" x 8'0" (3.79 x 2.44)

W.C.

Bedroom 1 12'11" x 13'2" (3.96 x 4.02)

Bedroom 2 11'5" x 9'8" (3.48 x 2.95)

Office 6'6" x 4'8" (2 x 1.44)

Bathroom 5'9" x 8'0" (1.77 x 2.44)







Ground Floor
Approx. 44.1 sq. metres (474.6 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		