



Avon Crescent, Stratford-Upon-Avon, CV37 7EU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Enviably situated within this highly regarded and most sought after residential vicinity, located off the desirable Banbury Road and Loxley Road, and a short distance away from the delightful town of Stratford Upon Avon, here is a rare opportunity to acquire a considerably extended, traditional, 5 bedroomed, freehold semi detached family residence. Having deceptively spacious accommodation that briefly comprises; canopy porch leading into entrance hall having stairs off to the first floor, access to a study, a spacious dining room, having a walk in bay window, an extended living room some 23 foot in depth, having a French door leading out to a patio area. There is an extended, well equipped breakfast kitchen, having a comprehensive range of units including a walk in pantry and French door to patio. There is side personal access serving a cloakroom/WC, a further utility/store room and further access leading into the study. To the first floor there is a split level landing, 5 good sized bedrooms, 2 shower rooms and a loft/hobbies room accessible via a retractable ladder on the landing. Outside there is a block paved driveway providing parking, a fully enclosed lawned rear garden enjoying an extensive block paved patio area, established and mature flower borders, trees and shrubberies. Overall this is a great property, having fantastic and versatile family accommodation.

Location: Stratford-upon-Avon is Internationally famous as the birthplace of William Shakespeare, home to the Royal Shakespeare Theatre and 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. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.





Key Features

- Most Sought After and Desirable Residential Vicinity.
- Having Easy Access into Stratford Upon Avon Town Centre.
- Considerably Extended Traditional Semi Detached.
- Three Reception Rooms and a Great Sized Breakfast Kitchen.
- First Floor Having Five Bedrooms and Two Shower Rooms.
- Block Paved Driveway and Fully Enclosed Mature Rear Garden.
- Versatile Family Accommodation.
- Great Scope for Potential Improvements.
- Gas Central Heating and UPVC Double Glazed.
- EPC Rating C

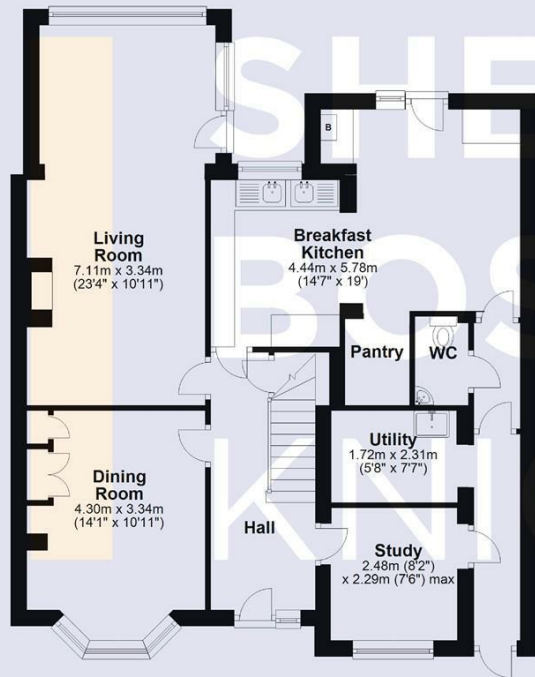
**Offers In The Region Of
£625,000**





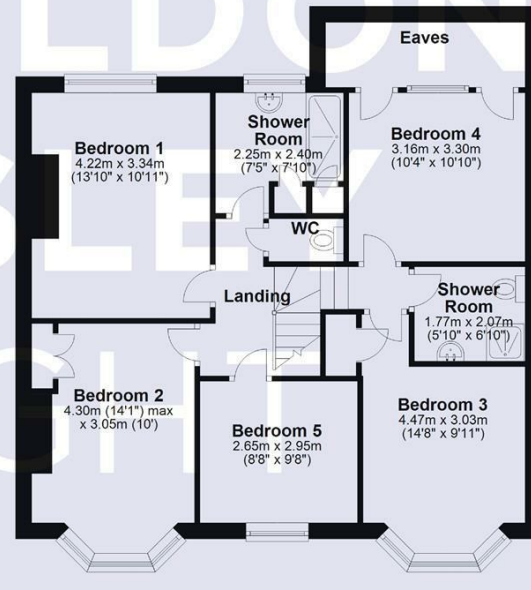
Ground Floor

Approx. 91.7 sq. metres (986.8 sq. feet)



First Floor

Approx. 76.1 sq. metres (819.4 sq. feet)



Total area: approx. 167.8 sq. metres (1806.2 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.



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford upon Avon

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 387887

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.