



Chesford Grove, Stratford-Upon-Avon, CV37 9LS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Ideally suited to discerning first time purchasers or growing families, here is an excellent opportunity to acquire a well presented and deceptively spacious freehold semi detached residence, enjoying a cul-de-sac position within this popular residential vicinity approximately one mile from Stratford-upon-Avon town centre and its wealth of amenities.

Offered for sale with no upward chain, and having the benefit of UPVC double glazing throughout and gas central heating and a Electric Vehicle Charging point, the accommodation briefly comprises; storm porch leading into a spacious living room with feature wall mounted contemporary fire and stairs off to the first floor. There is an archway leading into a dining area having sliding patio door into a brick based Victorian style conservatory having French doors leading onto a patio area. There is a neatly fitted kitchen having a comprehensive range of base, drawer and wall units incorporating a built-in oven & hob.

To the first floor there is a landing, three bedrooms and a family bathroom. Outside there is a block paved driveway providing parking and direct access to a garage, side pedestrian access leads to a fully enclosed lawned rear garden with paved patio area.

Location.

Stratford-upon-Avon - is Internationally famous as the birthplace of William Shakespeare, and 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.

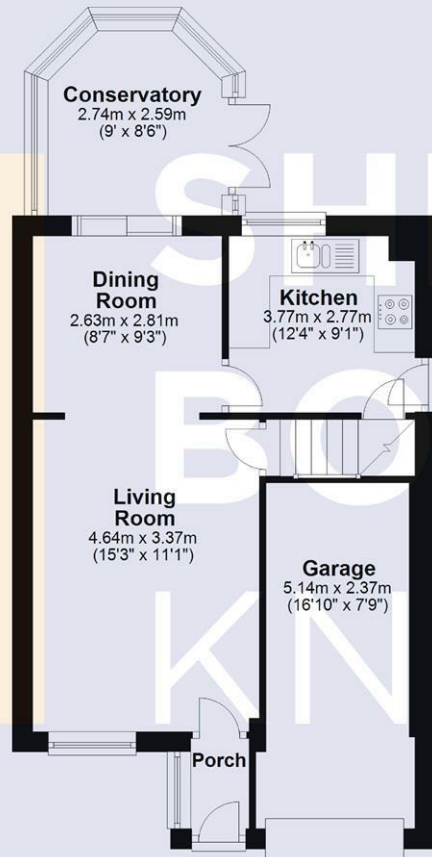






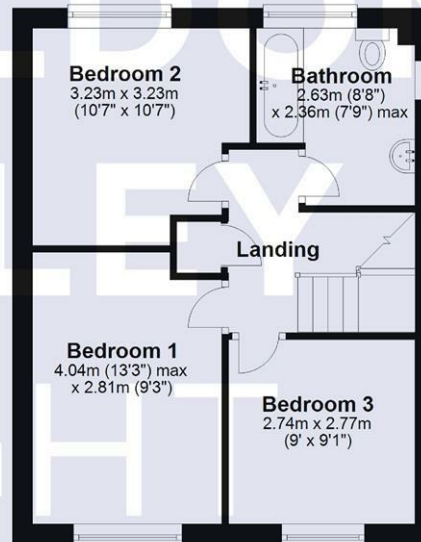
Ground Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 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.

Key Features

- Quiet Cul-De-Sac Position
- Semi-Detached Family Home
- Spacious Lounge Combined Dining Room
- Brick Based Victorian Conservatory
- Fitted Kitchen With Built-in Oven & Hob
- Within Easy Reach Of Stratford Town Centre
- Garage & Off Road Parking
- Internal Inspection Recommended
- Vehicle Electric Charging Point
- No Upward Chain

**Offers In Excess Of
£325,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -
Stratford upon Avon District Council