



DM&Co.
— SALES & LETTINGS —

2 Old Town Square
CV37 6DY

Stunning Four Bedroom Family Home. A
Stones Throw From The Centre Of Stratford
Upon Avon, Offered Furnished & Available Mid
August!



DETAILS

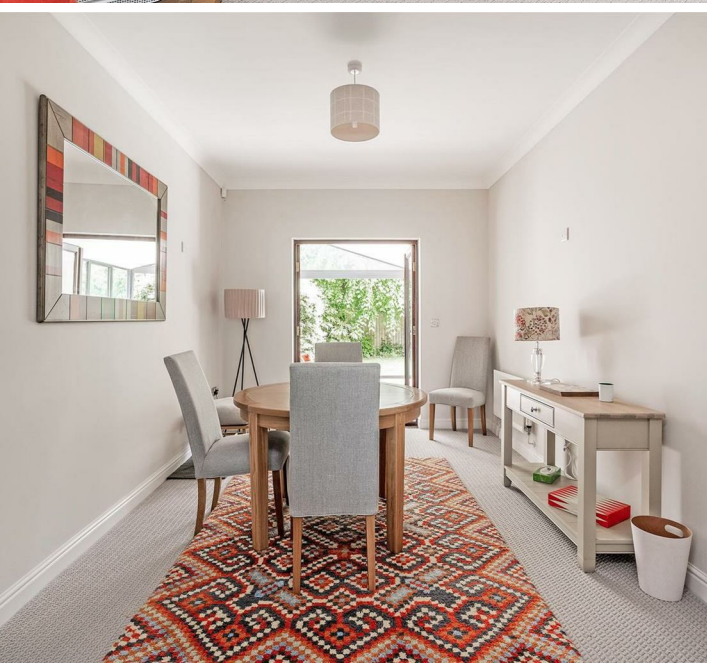
This stunning four bedroom family home is offered furnished and is available mid August!

Offering a front sitting room with double doors leading onto a further dining room. The dining room opens into a beautiful contemporary sunroom with bi-folding doors into the rear garden. The stylish kitchen comes equip with built in appliances and is naturally lit with Velux windows and a further window overlooking the garden. Additionally downstairs offers a utility room & downstairs wc.

On the first floor there are two double bedrooms, the master bedroom has an en-suite shower room, the third bedrooms is a single and the fourth is perfect for a study and has a lovely view overlooking the green. The family bathroom is inclusive of wc, wash hand basin and bath with shower over head.

This property must be viewed to truly appreciate the size & finish.

Stratford Upon Avon Council Tax - Band F



OUTSIDE

The front of the property overlooks a beautiful communal green. Parking is offered with a garage and off road parking.

The rear garden is mainly laid to lawn with patio area.

VIEWINGS

At short notice with DM & Co. Homes on
0121 775 0101 or by email
lettings@dmandcohomes.co.uk



GENERAL INFORMATION

This property is based in a fantastic location within walking distance to Stratford-Upon-Avon Town Centre which boasts an abundance of shops, restaurants & fantastic schools.

Networks in your area - Openreach

Mobile availability in your area - EE, Three, O2, Vodafone



OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

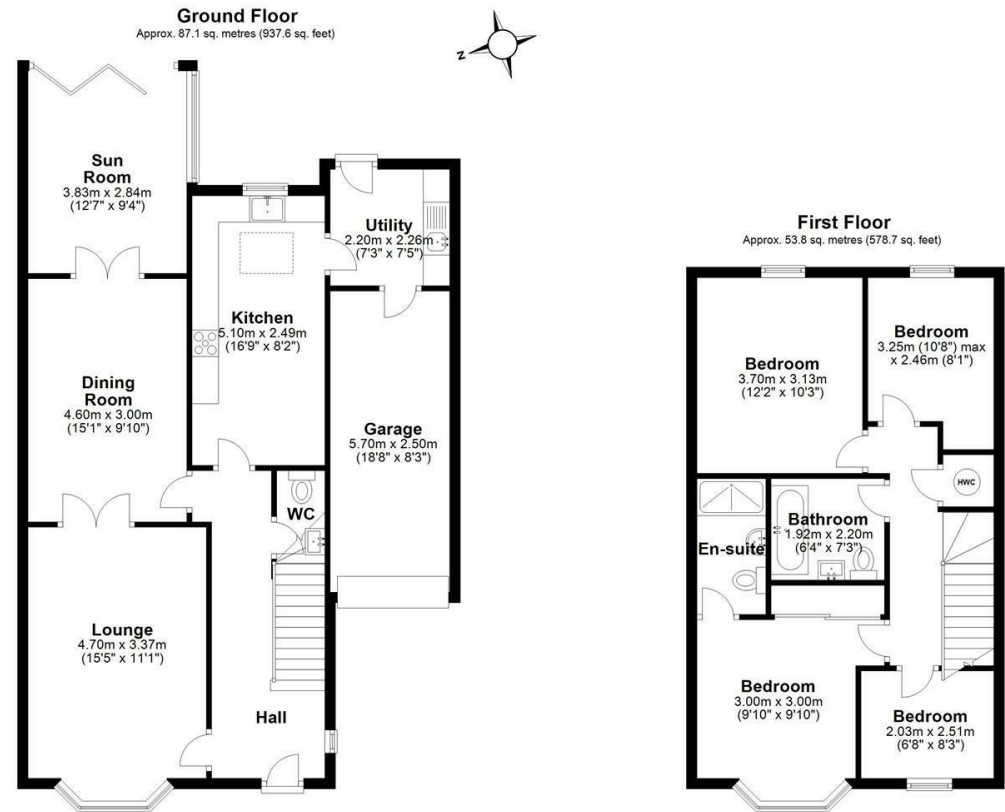
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Four Bedroom Semi Detached Home
- Located A Stones Throw From Stratford Upon Avon Centre
- Two Reception Rooms
- Downstairs WC
- Master Bedroom With En-suite
- Garage With Off Road Parking
- Offered Furnished
- Holding Deposit - £553.00
- Security Deposit - £2769.23
- Available Mid August



Total area: approx. 140.9 sq. metres (1516.3 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(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	