



VAUGHANREYNOLDS
ESTATE AGENTS

44 West Street
Stratford-Upon-Avon, CV37 6DN



The Property

Located in Old Town, one of Stratford-upon-Avon's most popular locations, due to its close proximity to the countless amenities and attractions. This impressive bay fronted, period terrace home boasts a deceptively spacious interior that is well presented, and the three storey layout offers a heightened degree of flexibility. The seamless flow of reception areas create sociable living spaces, so should appeal to a wide mix of buyers

Set back from the footpath beyond a raised front garden, the internal accommodation in brief comprises; An inner lobby leading through to a reception hall with wood flooring and stairs rising to the upper floor. A versatile cellar room provides an ideal home office / hobbies space.

Entering the spacious living/dining area you are greeted by a feature gas log burner. There is a bay window to the front and oak flooring throughout.

This leads to a downstairs shower room with enclosed shower cubicle, WC, handbasin and separate utility room with space for a stacked washing machine and tumble dryer.

Continuing through to a well-equipped kitchen with a comprehensive range of built-in storage and a variety of integrated appliances creating an open feel throughout the property.

On the first floor, a gallery landing provides access to three bedrooms a beautifully appointed bathroom, and a WC.







The Location

Externally, the property features a tiered garden with a large paved terrace offers the perfect space for alfresco dining during the summer months, and there is an additional raised terrace housing a large workshop/ store with light & power. Gated access on the side leads to the front of the property.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





2



3



2



GENERAL INFORMATION



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VAUGHANREYNOLDS
 ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk