



**VAUGHANREYNOLDS**  
ESTATE AGENTS

1 Ash Grove  
Stratford-Upon-Avon, CV37 0DR





## The Property

Located in a popular residential location, within easy access of Stratford upon Avon and the countless attractions and amenities at hand, this traditional bay fronted semi detached home occupies a prominent corner plot, and requires a course of remodelling works throughout, affording the next owners the benefit of creating a bespoke interior that suits their tastes and needs.

Being set back from the road beyond a generous frontage with ample parking, you access the internal accommodation via an enclosed porch, which further leads to the internal accommodation, which in brief comprises;

A reception hall with WC/Cloaks stairs rising to the upper floor and panel doors off. There are two reception rooms, with lounge to front and dining room to rear, also linking to conservatory/garden room. The kitchen then links through to a useful covered side area, which further provides access to the attached single garage and rear garden.

To the first floor, there are three bedrooms and a bathroom.

Externally, there is an enclosed garden to rear, with various mature planted shrubs and a terrace patio abutting the garden room. A side gate leads to the front of the property where a generous drive provides ample parking.







### The Location

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.





# 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 Freehold with vacant possession upon completion of the purchase.

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

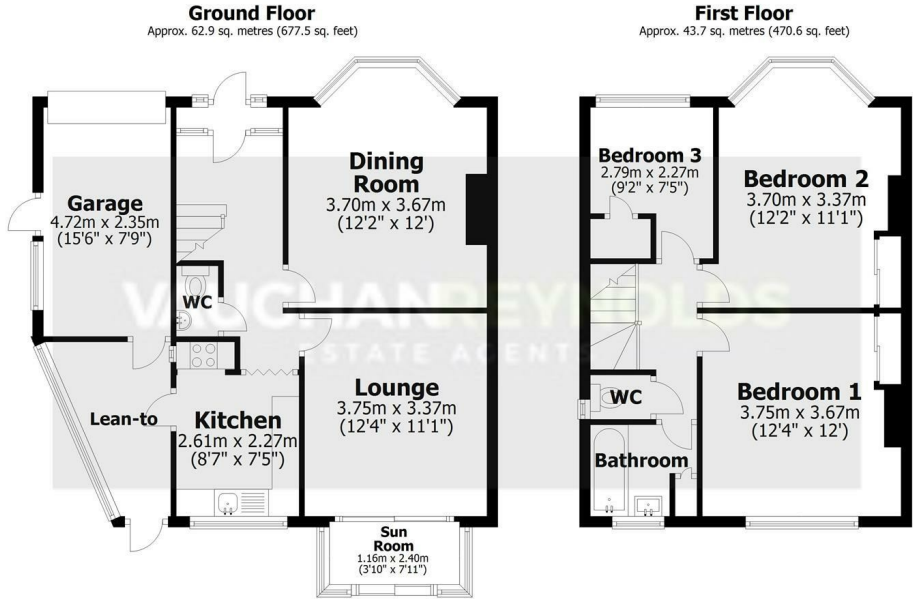
Local Authority: Stratford, Council Tax Band D

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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.



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Total area: approx. 106.7 sq. metres (1148.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

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