



Shuttery Road, Stratford-upon-Avon  
CV37 9QB

In Excess of £340,000





Stop the press – this property boasts location and potential!!! This charming, two double bedroom Victorian home boasts a decent sized rear garden with raised vegetable beds, unusual for a property of this age. Located in a prime residential area within walking distance to Stratford-upon-Avon's town centre, train station, RSC Theatre, recreation grounds and The Greenway. This home benefits from granted planning permission, which unlocks exciting potential for future development and expansion. Whether you're looking for a well-positioned home or a property with the opportunity to make your mark, this residence provides the ideal foundation to realise your vision now and in the future.

Approached via Leamington blue brick path leading up to the front entrance door. The living room enjoys plenty of light flooding in through the front window and a fireplace gives a focal point to the room. The dining room is located to the rear and has plenty of space for a dining table and dressers. The kitchen is off here and is a galley style and although compact, has everything you need and readily at your fingertips. The bathroom is at the rear and is fitted with a modern three-piece white suite with bath having shower over. There is a door in-between the living room and dining room that takes you downstairs to the cellar offering valuable storage. Heading upstairs, stairs rise from the dining room to a landing where there are two bedrooms off, both can accommodate a double bed.







For those with an eye for development, the planning permission adds tremendous value of extending and remodelling the existing property to suit your needs. The outdoor space also presents opportunities for enhancement. The current layout offers a wonderful base, but the granted permission ensures that you can tailor the property to meet your long-term goals. Turning this two-bedroom two-storey home into a three-bedroom three-storey and adding the all-desired kitchen/dining/family room, first floor bathroom and a loft conversion adding a third bedroom with shower en-suite.

Outside the rear garden is a surprise as Victorian Terraces usually have courtyard gardens, but not here. There is a patio area where you can entertain family and friends enjoying a BBQ and there is space for garden table and chairs. The garden is mainly laid to lawn and for green fingered souls provides a blank canvas to design, there are many raised vegetable beds to plant and nurture and the garden goes further beyond still. This garden really is a lovely place to unwind after a busy week.

Stratford-upon-Avon is a town renowned for its stunning architecture, vibrant arts scene, and rich cultural heritage. It offers a blend of historic charm and modern living, with a variety of leisure activities and good transport links, having two train stations and easy access to the A46 and M40 for connections to Birmingham, Oxford, and London. The area also boasts excellent schools, making it an ideal place for professionals and families.

To fully appreciate the home, it is today and the potential of its development possibilities, a viewing is highly recommended.

Don't wait, book in to view today.







Council Tax band: C

EPC Rating: D

Tenure: Freehold

- Beautiful Victorian Terrace
- Two Double Bedrooms
- Planning Permission Granted for Substantial Extension & Conversion
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom
- Decent Rear Garden with Raised Vegetable Beds
- Close to Town Centre, Train Station & RSC Theatre



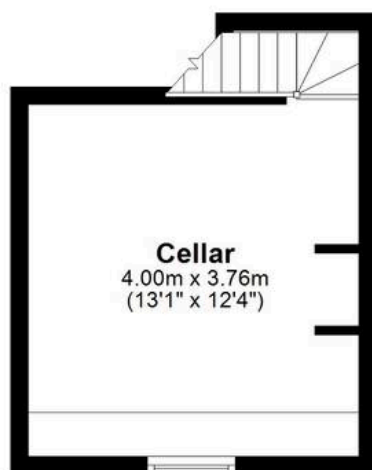
## Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



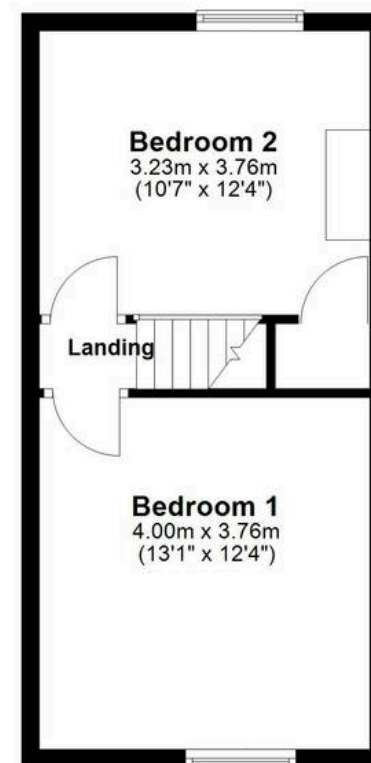
## Basement

Approx. 16.2 sq. metres (174.8 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 sq. feet)







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