



St. Andrews Crescent, , Stratford-upon-Avon, CV37 9RP

Offers In Excess Of £525,000



51 St. Andrew's Crescent, Stratford-upon-Avon



Approximate Gross Internal Area
 Ground Floor = 59.30 sq m / 638 sq ft
 First Floor = 52.97 sq m / 570 sq ft
 Total Area = 112.27 sq m / 1208 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C	71	
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		

A family home, ready to be enjoyed! Offering a discreet position at the end of a private driveway within the popular area of Shotton just a stroll to the town centre, Girls Grammar School High School. Offering the convenience of no onward chain, we recommend an internal viewing to appreciate the light accommodation on offer. Stratford-Upon-Avon is well sought-after and is served by a wide range of local shops and amenities, well-regarded schooling, and excellent transport links to include regular bus routes, the train station is a walk away, whilst also being within good proximity to the A46, M40 and M42 motorways. Once through the front door, the welcoming hallway offers ample storage for your shoes and coats and stairs leading to the first floor. In my opinion what makes this home special is the dual aspect family, a dining kitchen that offers space for dining, chatting over a glass at the island, or relaxing in front of the TV all together at the end of the day. The inviting space offers access to the garden via French doors ideal for when the Summer evenings are upon us for dining alfresco. The kitchen all of your appliances are integrated for a seamless contemporary finish to the kitchen with Granite work surfaces. If you would rather have a more cosy space in the evening or even a room for the teenagers to have "their space" then you can find this in the separate sitting room. The ground floor is completed via a cloakroom and further access to the garden via the rear hallway. Upstairs are four generous bedrooms divided to either side of the landing. The family bathroom offers a useful vanity unit to the sink, a heated towel rail, a "P" shaped bath with shower over, and complimentary modern black fittings. To the rear of the property is an enclosed manageable rear garden with side access to the driveway allowing parking for two cars. Viewing is strongly advised if you are looking for a peaceful spot but would love the ease of a stroll to the hustle and bustle of the town.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they 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 investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

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

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.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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