



**Bosworth Avenue ,**  
Stratford-upon-Avon, CV37 7RZ

Jeremy  
McGinn & Co 



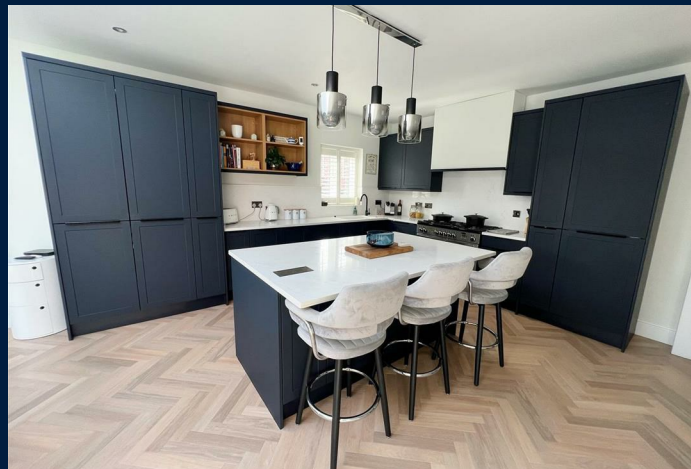
# Offers In The Region Of £650,000

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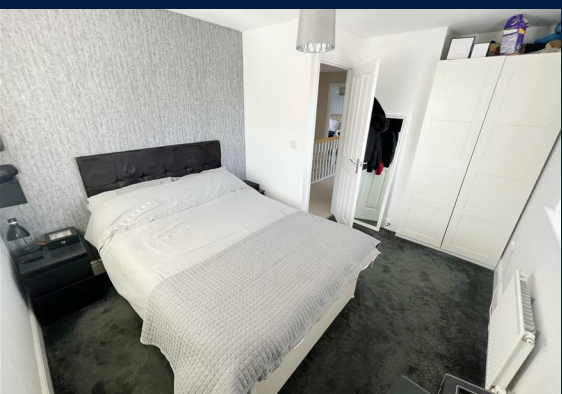
A handsome double fronted executive home set on a really popular development off the Banbury Road south of the river being readily accessible to Town and close to open countryside.

The whole property has been totally re-modelled and extended to create a stylish and well appointed living space with high ceilings adding to the feeling of space and the centre piece of the property being the stunning kitchen/dining/family room situated on the rear of the property with 2 sets of French doors leading out in the garden and extensive range of recently fitted high quality fitted units including a range of integrated appliances and island. The accommodation benefits from gas central heating and uPVC double glazing - Reception Hall, Guest Cloaks/WC, Through Lounge with fitted log burner, Dining Room/Study, Kitchen/Dining/Family Room, Landing, Master Bedroom with built in wardrobes, Ensuite Shower Room, 3 Further Bedrooms and Family Bathroom.

There is a generous driveway to the side leading to a large single garage with electric roller door and under eaves storage space. The garden being walled on one side has been recently landscaped to create plenty of outside dining space with ease of maintenance in mind including artificial lawn and numerous shrubs and trees.







**Tax Band: F**

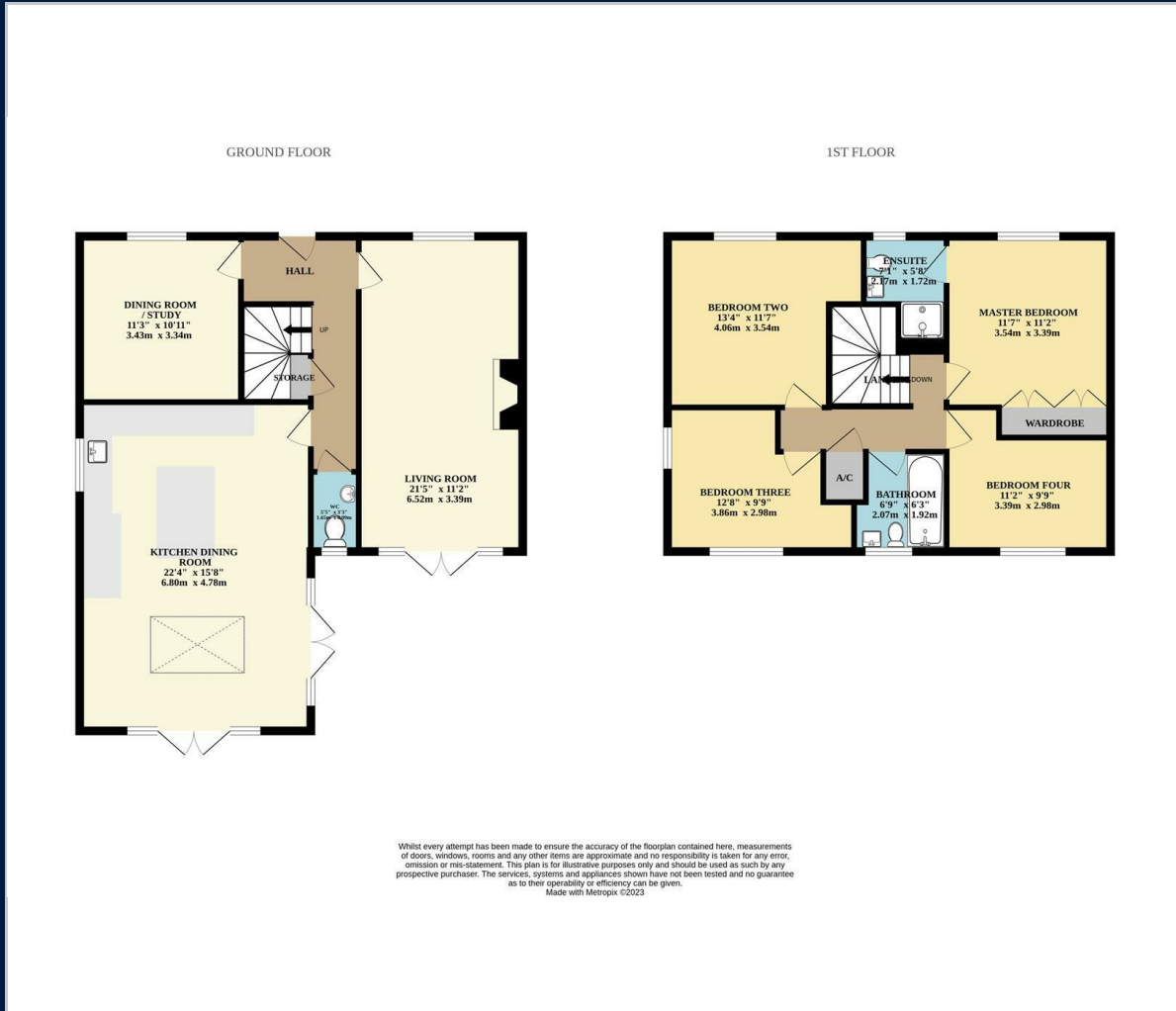
**Council:** Stratford District Council

**Tenure:** Freehold

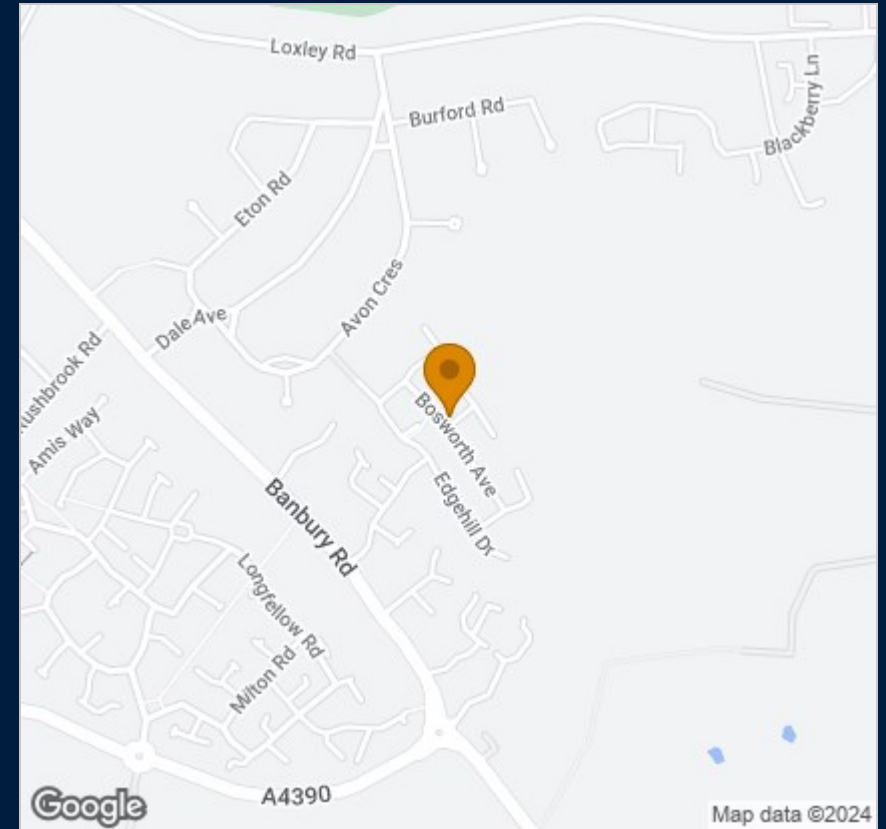
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



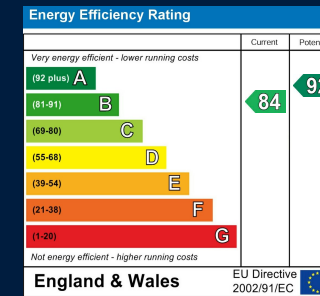
# Floor Plan



## Map



## Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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