



**Loxley Road ,**  
Stratford-upon-Avon, CV37 7DU

Jeremy  
McGinn & Co 

# Offers Over £650,000



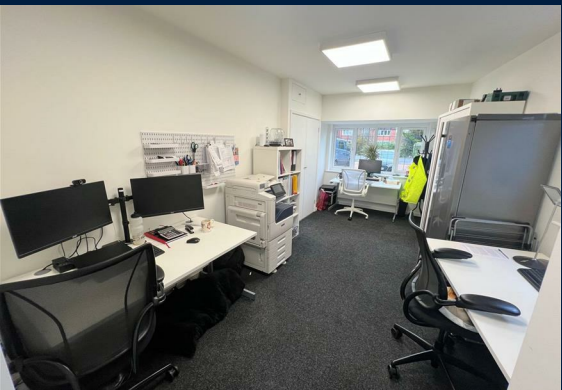
A rare chance to acquire a charming and vastly extended four bedroom semi-detached family home on the sought after Loxley Road, within walking distance of Stratford Town Centre.

The property is approached via a gravelled driveway, with parking for 4-5 cars, An attractive glazed porch leads to the front door into the property. The ground floor briefly comprises; stunning Open Plan Kitchen Dining Room and Snug area with fitted kitchen and a semi vaulted ceiling with velux windows making the space feel bright and airy. The Utility Room is of generous proportion and offers it's own rear access, with a ground floor cloakroom and giving access to the recently converted office space or playroom. To the front of the property is a second reception room, offering a perfect evening room or even an occasional further bedroom on the ground floor.

To the first floor, the Master Bedroom is a generous double and benefits from an en-suite shower room. Across the landing, there are two further double bedrooms and fourth single bedroom. There is also a stylish family bathroom, with freestanding bath, separate shower enclose, WC and wash basin.

Outside, the south facing garden is a true feature of this property. Being larger than average in size, it is mainly laid to lawn, with patio area and side access.



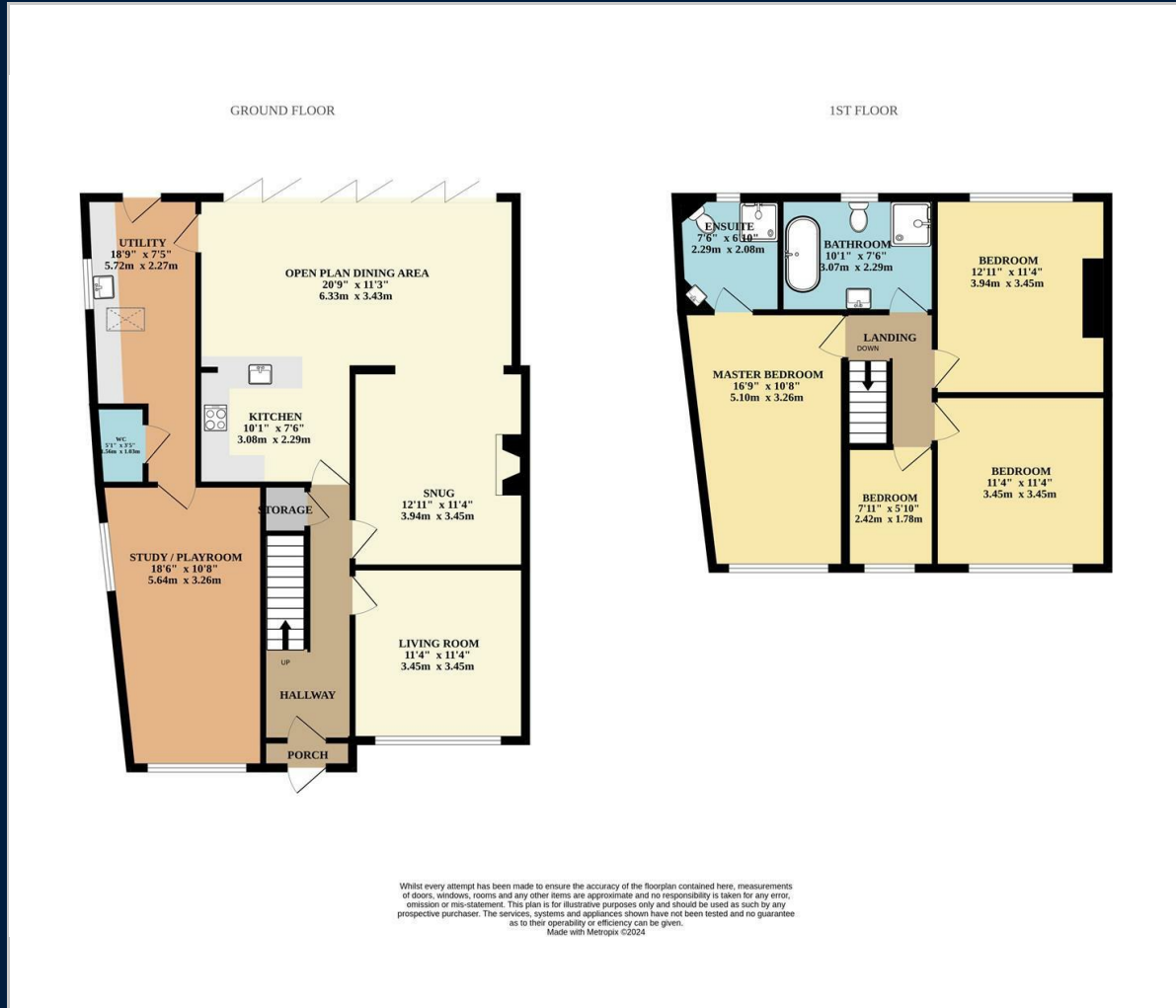


**Tax Band: E**

**Council: Stratford District Council**

**Tenure: Freehold**

# Floor Plan



# Map



# Energy Performance

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



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