



**Dingles Way ,**  
Stratford-upon-Avon, CV37 6XN

Jeremy  
McGinn & Co 



# Offers Over £550,000



A chance to acquire a traditional detached family home, with an enviable and rarely-available extensive plot, offering a tremendous amount of scope for extension (STPP) or for use as extra garden space. This delightful family home enjoys the convenience of being accessible to Stratford Town Centre on foot but is positioned at the foot of the beautiful Welcombe Hills, offering a wonderful semi-rural feel.

Upon entering the property, you'll be greeted by a spacious hallway, providing access to the ground floor cloakroom, generous Living Room with a feature square bay window to the front, opening up through to Dining Room, and a modern Kitchen Breakfast Room. The kitchen provides convenient access through to a home office, with a door off leading to the integral garage (currently used as a workshop).

To the first floor, there are four bedrooms, three of which are doubles and a family bathroom.

The property boasts a generously-sized driveway to the front, providing ample parking for up to 3 cars. The rear garden comprises of a lawn and patio area, with mature planting of shrubs and plants. The property also offers a superb plot to the side, which the current vendors use as a vegetable garden, which offers a huge amount of scope.

This property presents an exciting opportunity to acquire a generous home in a prime location, with scope for further extension and personalisation.







**Tax Band: E**

**Council: Stratford District Council**

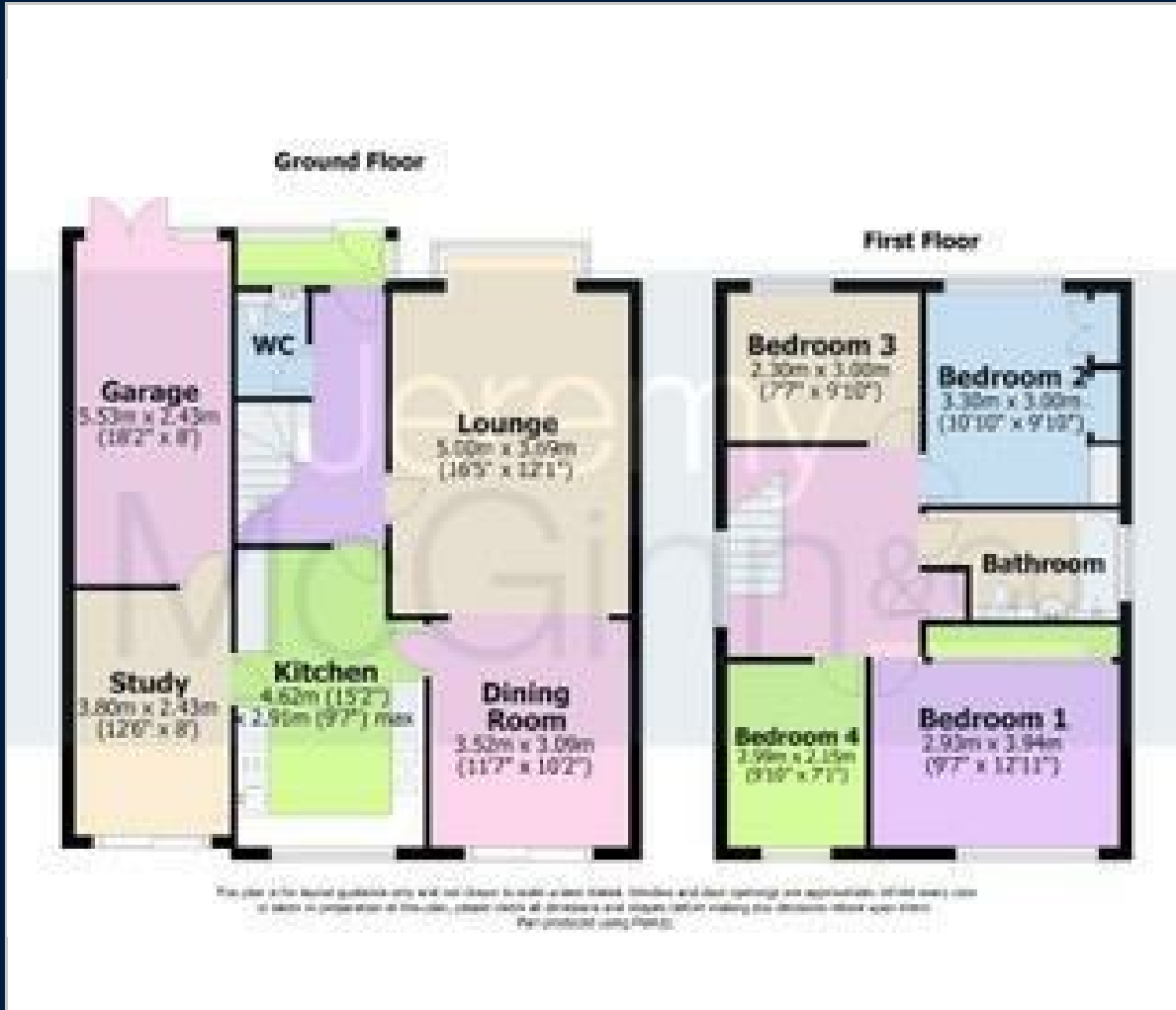
**Tenure: Freehold**

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.

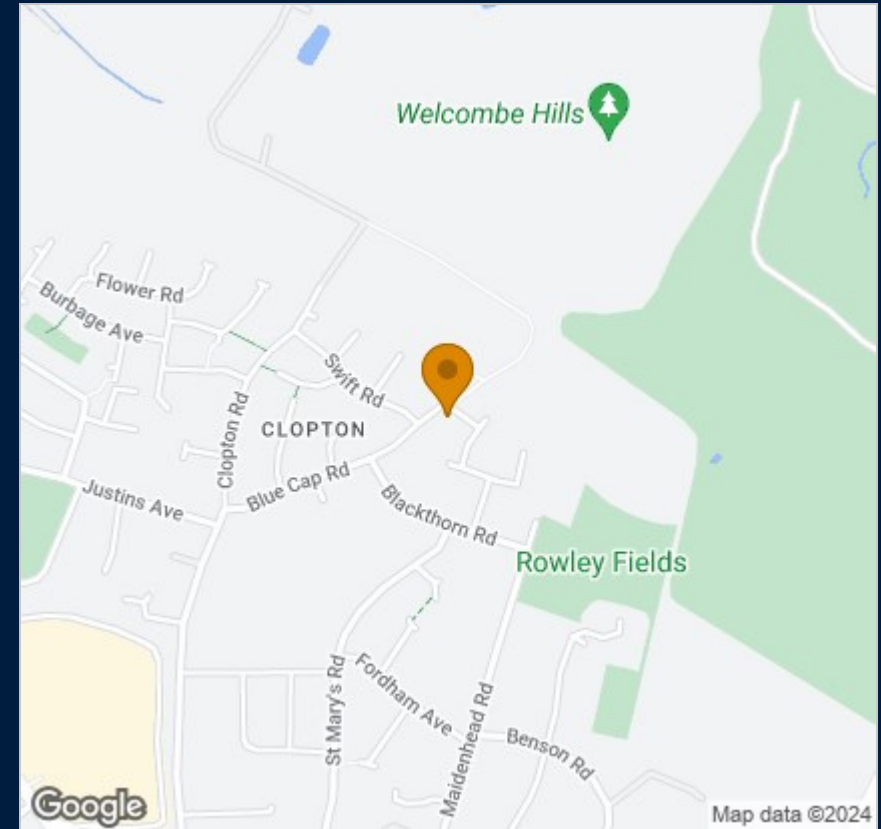




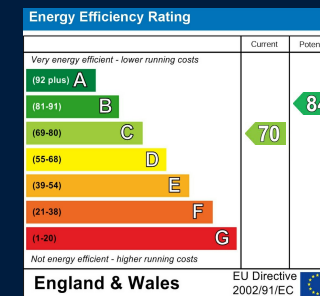
# Floor Plan



# 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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