



**Arthur Road ,**  
Stratford-upon-Avon, CV37 6SJ

Jeremy  
McGinn & Co 

# Asking Price £335,000



A chance to acquire a traditional semi-detached home, located within a popular residential road within a very easy walk of Stratford town centre. The property is offered for sale with No Onward Chain and is in need of some modernisation.

The property is entered into a spacious entrance hallway with stairs rising to the first floor and storage cupboard off. Double doors lead through to a good sized living room, with sliding doors opening up on to the rear garden and the fitted kitchen benefits from a range of wall and base units and space for appliances. To the first floor, there are three bedrooms, two of which are doubles, a family bathroom and separate WC.

Outside, the south-facing rear garden is private and enclosed, with patio, lawned area and orchard. To the front, there is a single garage and a private driveway.





**Tax Band: D**

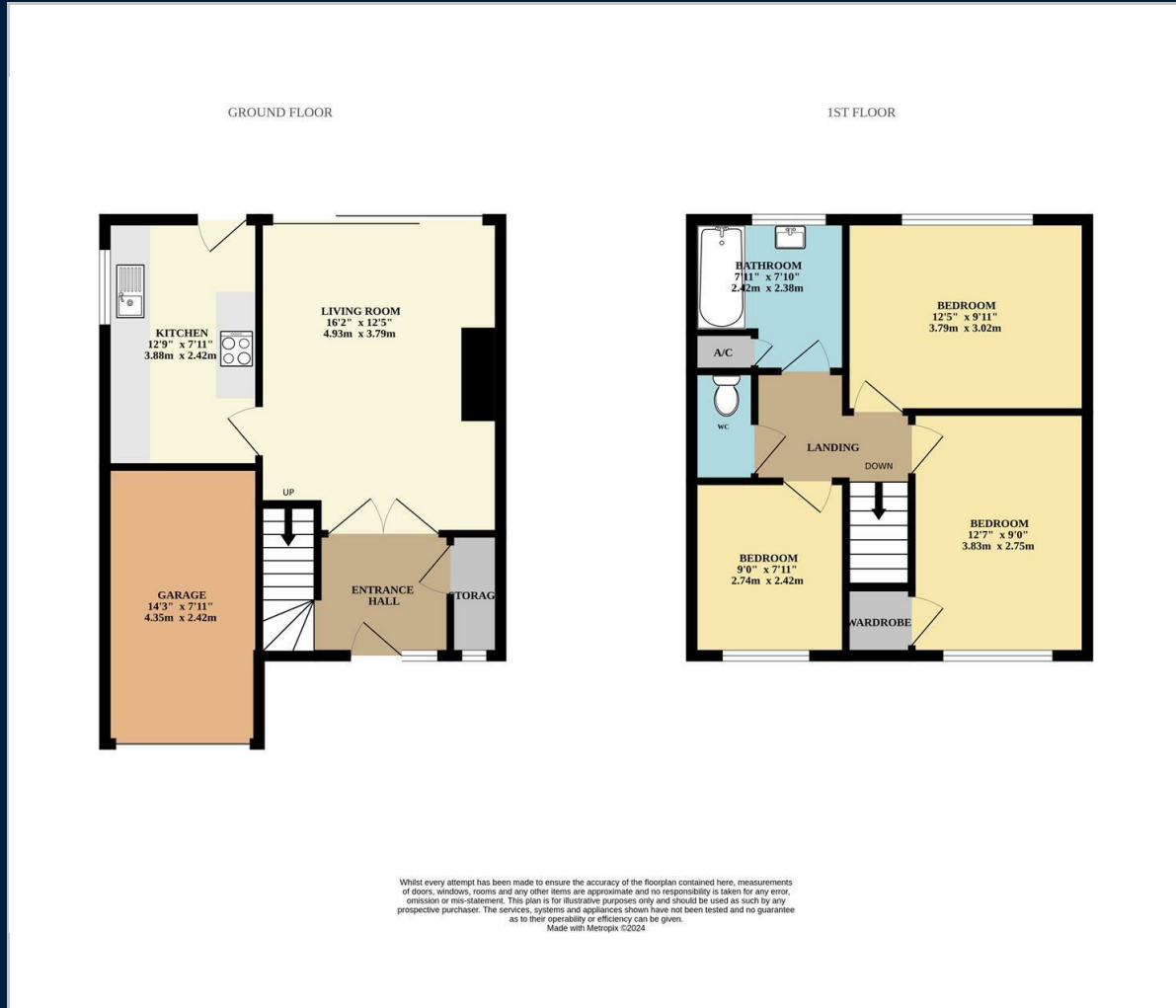
**Council:** Stratford District Council

**Tenure:** Freehold

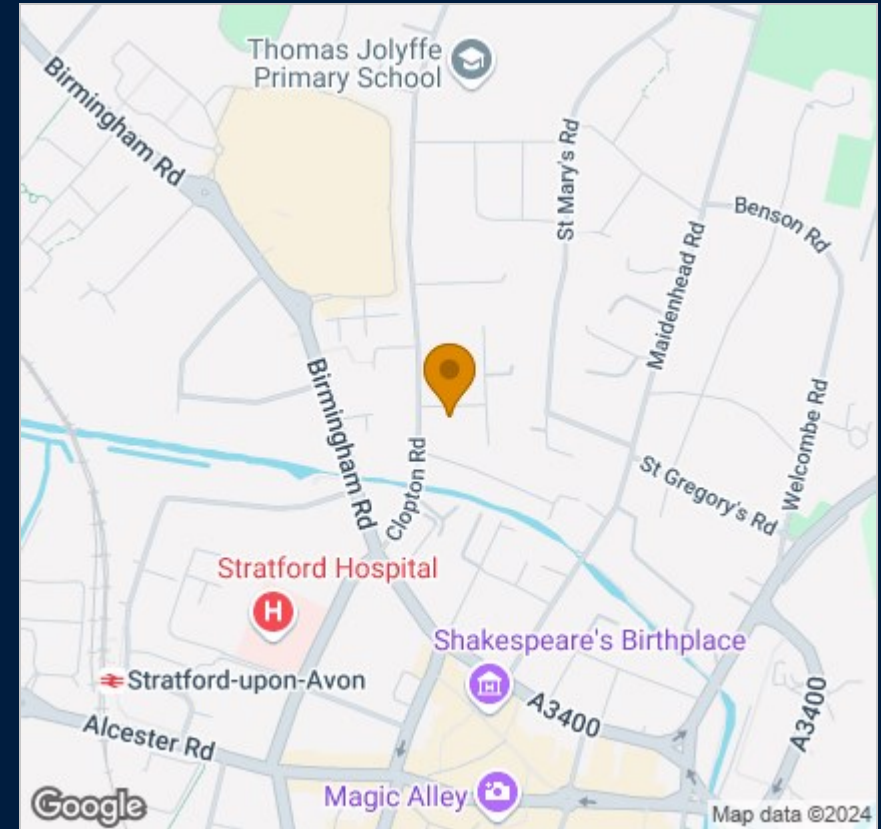
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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.

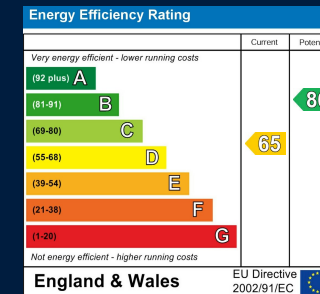
# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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