



**Wheatsheaf Way ,**  
Stratford-upon-Avon, CV37 0DY

Jeremy  
McGinn & Co 



# Asking Price £550,000



An attractive double fronted detached house built around 2017 and offered for sale with the benefit of the balance of the construction warranty.

The house sits behind a mature hedge on the edge of the development fronting onto Birmingham Road and is therefore ideally located for excellent amenities at the Maybird Centre, A46 and Stratford Town Centre itself. The accommodation benefits from gas central heating and uPVC double glazing with higher ceilings really adding a feeling of space throughout - Reception Hall, Guest Cloaks/WC, Through Living Room, Separate Dining Room, Fitted Breakfast Kitchen inc appliances, Utility Room, Feature Gallery Landing, Master Bedroom with Ensuite, 3 Further Bedrooms and Family Bathroom.

There is a private part walled garden to the rear from which there is access to a good sized SINGLE GARAGE with loft storage over and driveway.





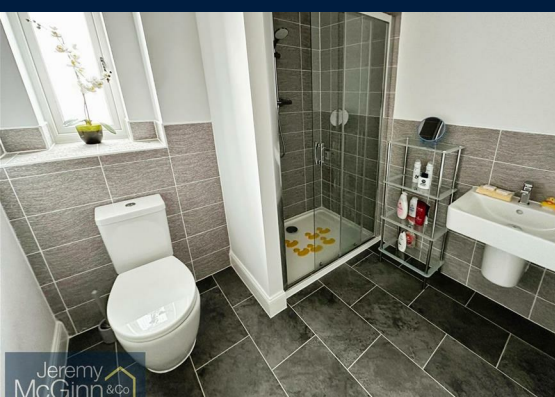


**Tax Band: F**

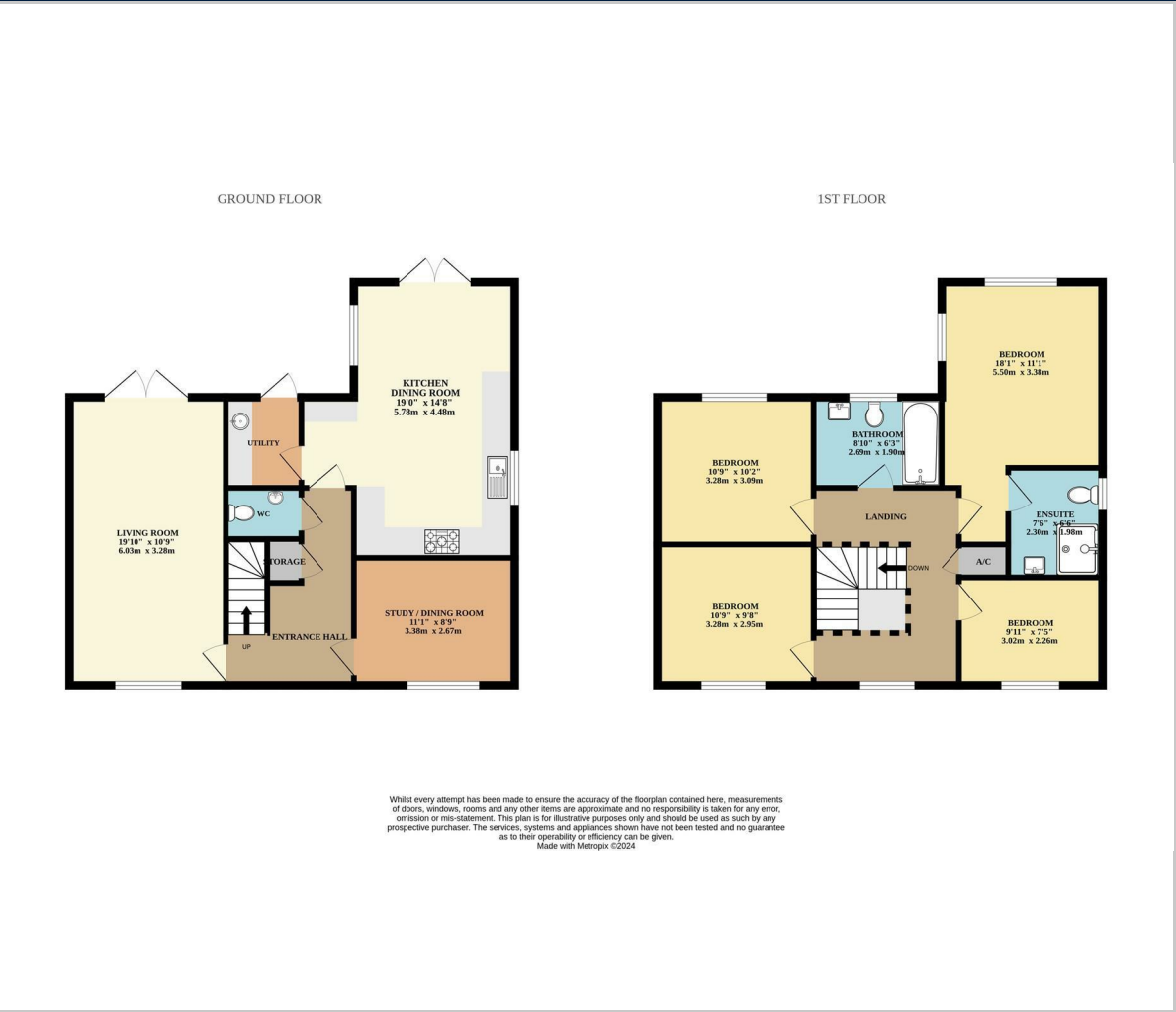
**Council: Stratford on Avon District Council**

**Tenure: Freehold**

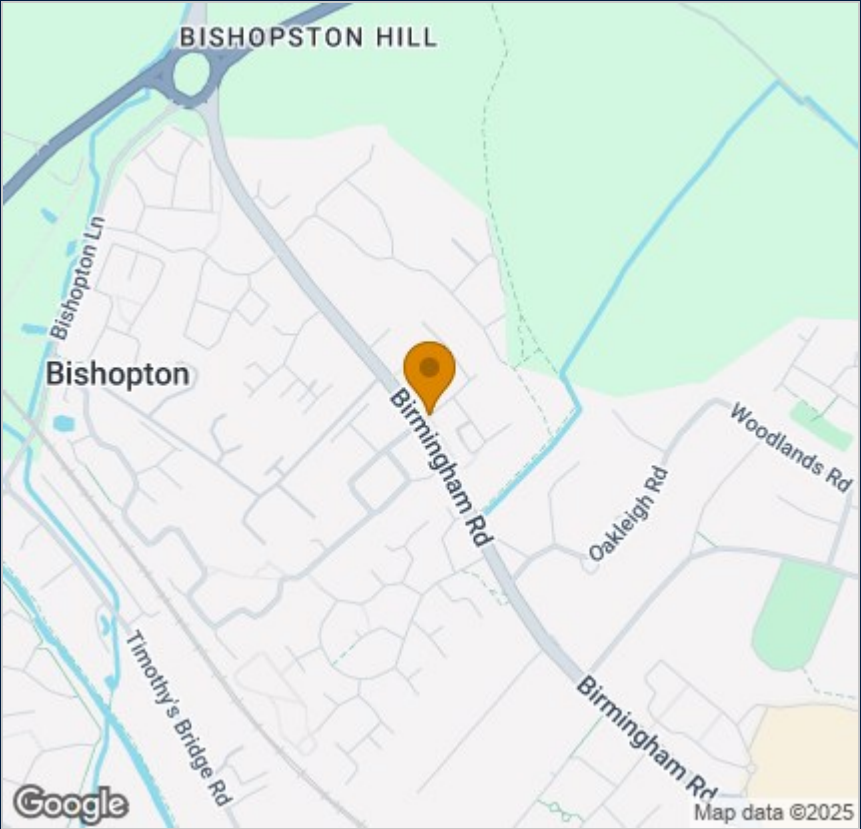
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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



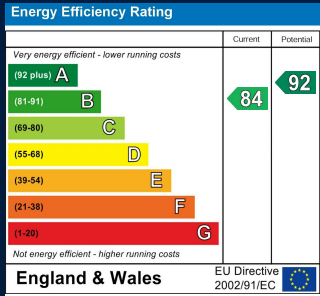
# Floor Plan



## 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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