



**Shottery Road ,**  
Stratford-upon-Avon, CV37 9QA

Jeremy  
McGinn & Co 

# Guide Price £265,000



Situated within an extremely popular residential location on the Shottery Road, this delightful mid-terrace Victorian home is within easy walking distance of the Town Centre.

The property itself comprises a traditional red brick Victorian terraced house, offering well proportioned accommodation and scope for a purchaser to add their own stamp to a home being in need of some updating. The accommodation is largely original in its layout and benefits from gas central heating briefly comprising; Hall, Snug/Sitting Room, Good Sized Living/ Dining Room, Kitchen, Ground Floor Bathroom, Landing, Master Bedroom with Room leading off being suitable for Dressing Room./Study or potential to become an en-suite and a further Double Bedroom.

There is a good sized garden to the rear being laid mainly to lawn.

Offered for sale with vacant possession and no onward chain.





**Tax Band: C**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

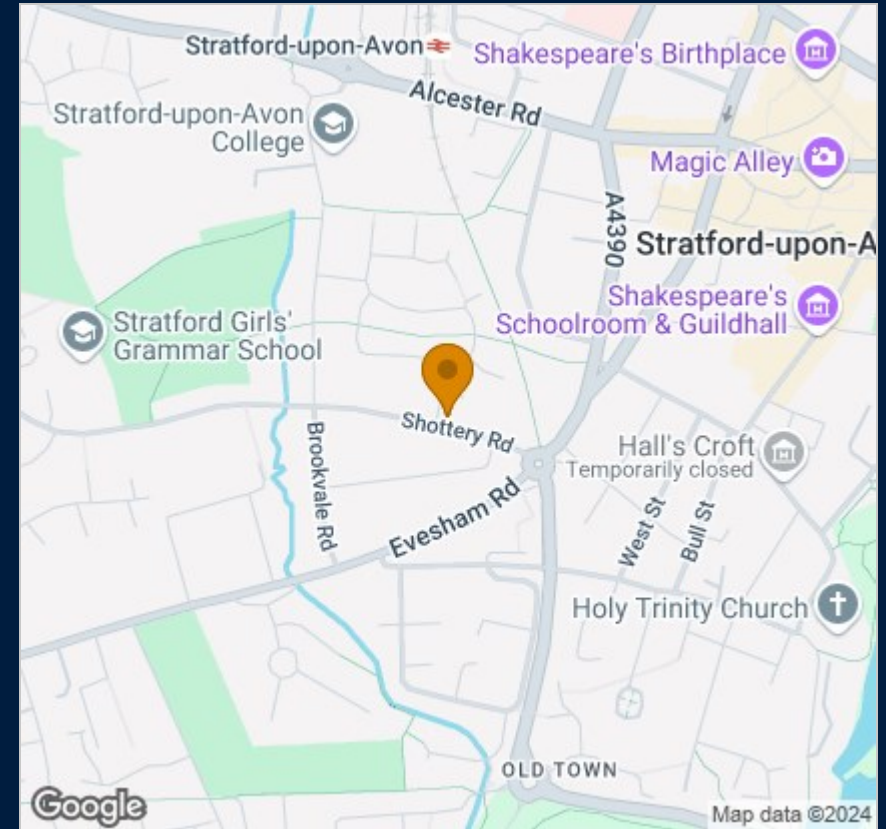
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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

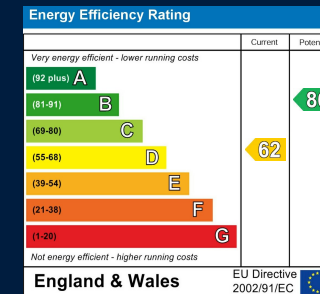
# Floor Plan



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

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