



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

Jeremy  
McGinn & Co 

# Asking Price £325,000



A chance to acquire a delightful mid-terrace home, positioned on a most convenient residential road within an easy walk of Stratford Town Centre. The property benefits from gas central heating throughout and the internal accommodation briefly comprises;

A very spacious open plan Living Dining Room; with feature fireplace housing a log burner in the front sitting area and to the rear, a great space for a generous dining table with double french doors leading out on to the garden. There is also a useful understairs storage cupboard. To the rear of the ground floor is a modern fitted kitchen, complete with a range of wall and base units, Belfast sink and space for white goods.

Upstairs to the first floor, the Master bedroom is a good sized double bedroom with a run of fitted wardrobes, a further small double / home office and a three piece family bathroom, with wash basin, WC and bath with shower over.

Outside, the pretty, part-walled rear garden is a real feature of this home. With a block-paved patio area, generous lawn and space for a garden shed. We understand the property benefits from access to a shared alleyway with the adjoining neighbouring property, allowing for easy access to the rear.

Parking for this property is available on road to the front, on a permitted basis.





**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.



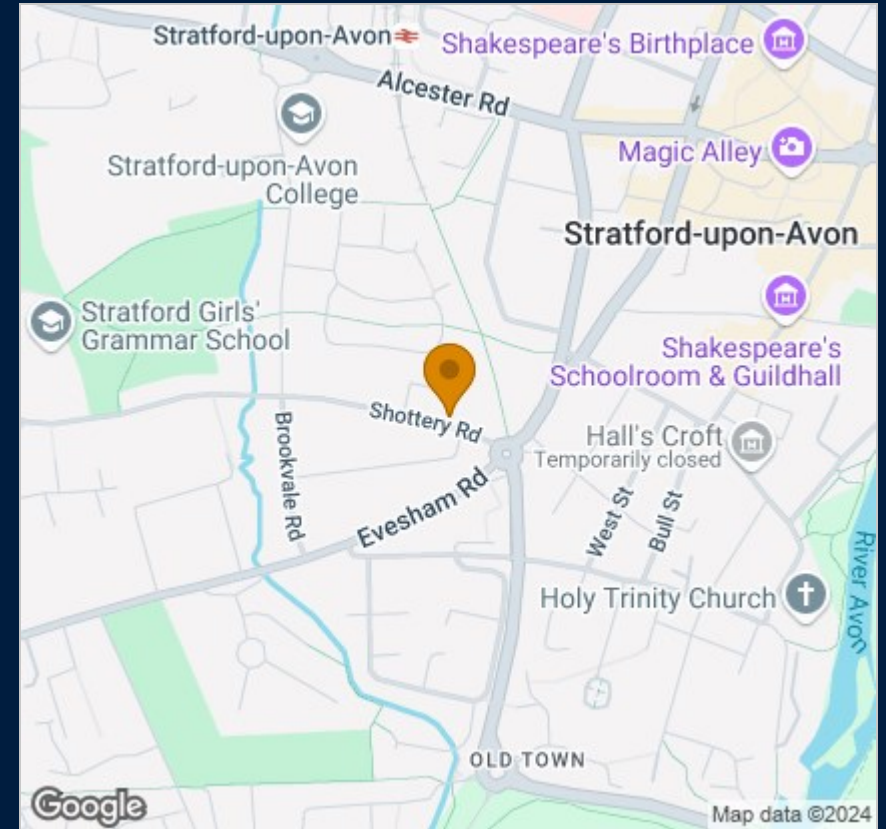
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



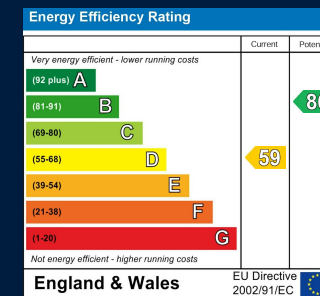
# Floor Plan



# 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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