



**Marigold Road ,**  
Stratford-upon-Avon, CV37 7DW

Jeremy  
McGinn & Co 



# Guide Price £525,000



Conveniently located on the edge of Bridgetown, giving easy access on foot and by car to Stratford upon Avon town centre, local Waitrose and Co Op stores, local schools and many more amenities, this substantial detached home offers a fantastic family home.

The internal accommodation briefly comprises; entrance hall with understairs WC, Living Room through to Dining Room and Breakfast Kitchen complete with a range of wall and base units and integrated appliances

To the first floor, a central landing provides access to the principal bathroom and each of the four good size bedrooms. The main bedroom boasts an en-suite shower room and fitted wardrobe, as does bedroom two.

Externally, the property sits well within its plot and enjoys an enclosed garden to rear, with an area of shaped lawn and paved terrace patio. There is gated access to the side, leading to a double driveway with EV charging and single garage.







**Tax Band: F**

**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.

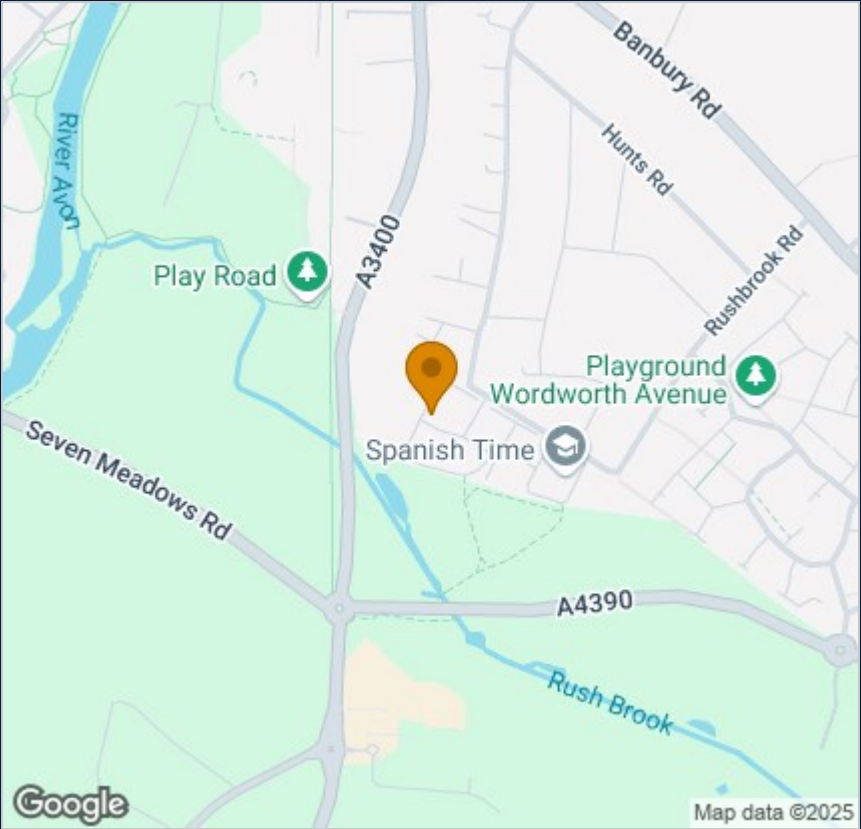
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham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



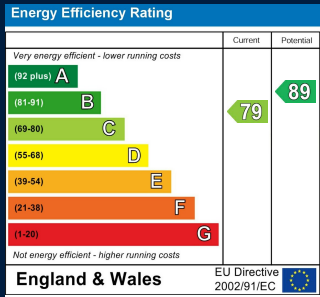
# Floor Plan



## Map



## Energy Performance



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