



Pippin Place ,
Stratford upon Avon, CV37 9ZS

Guide Price £450,000

3 2 1 B

Superbly located on the edge of the development this property comprises a handsome double fronted detached house set at the head of a small cul de sac. The property is ideally located for easy access to the A46 and Parkway Station or why not take a stroll into town along the canal towpath?

Being offered for sale with the balance of the construction warranty the property offers well appointed and generously proportioned accommodation (approx 1500 sq ft) benefiting from gas central heating and uPVC double glazing - Reception Hall, Guest Cloaks/WC, Through Lounge, Fully Fitted Dining/Kitchen inc range of integrated appliances, Utility Room, Landing, Master Bedroom with Ensuite, 2 Further Good Sized Bedrooms and Family Bathroom.

There is a 2 car driveway to the side of the house leading to a large garage with storage above whilst gated side access leads to a generous fully fenced rear garden.





Tax Band: F

Council: Stratford on Avon
District Council

Tenure: Freehold

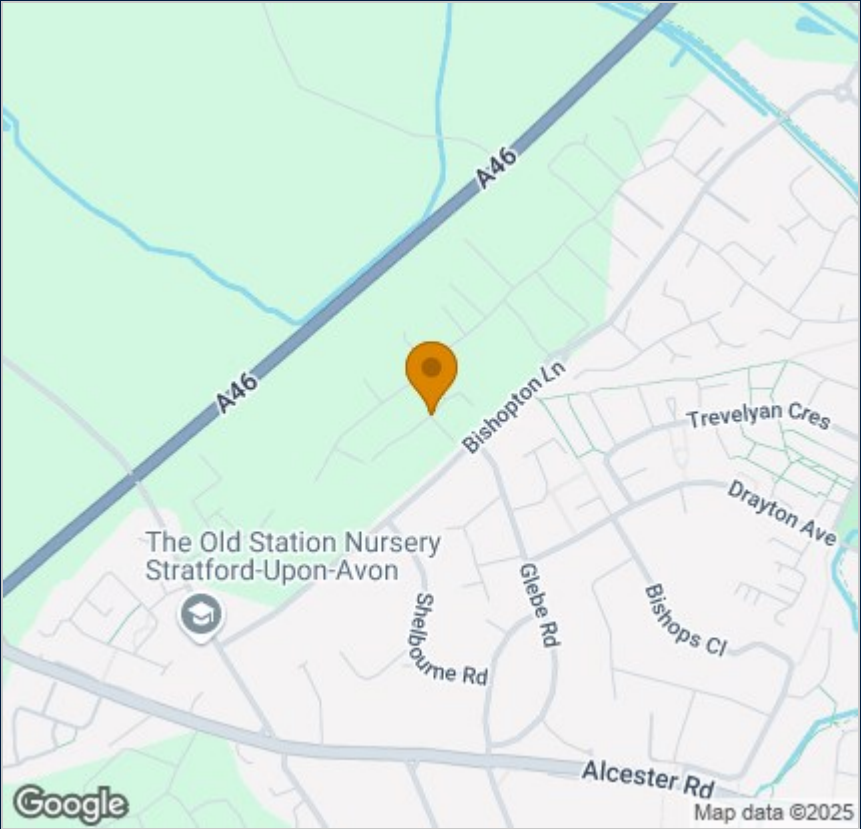
Stratford-Upon-Avon -
Internationally famous as the
birthplace of William Shakespeare
and home to the Royal Shakespeare
Theatre attracts almost four million
visitors a year. Stratford is also a
prosperous riverside market town
with fine restaurants and inns, a
good choice of public and private
schools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

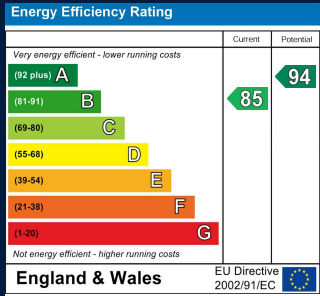
Floor Plan



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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com