



**Grove Road ,**  
Stratford-upon-Avon, CV37 6PB

Jeremy  
McGinn & Co



# Available at Asking Price £700,000



38 Grove Road comprises an incredibly handsome and very substantial Edwardian style property set right in the heart of Stratford upon Avon overlooking a small park. For those seeking the convenience of a Town Centre lifestyle whilst needing plenty of living space this property will certainly offer plenty to consider.

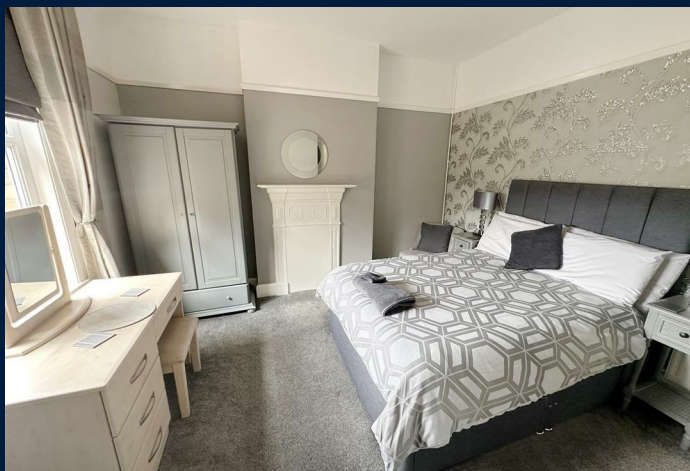
The property is presented in excellent order throughout seamlessly blending period charm with modern comforts with a layout offering huge versatility and sheer space. The accommodation is laid out over 3 floors and has just been decorated throughout and benefiting from gas fired central heating & double glazing (many windows having recently been replaced) -

Ground Floor - Generous Reception Hall, Spacious Living Room with bay window, Snug, Large Breakfast Kitchen including integrated appliances, Dining Room, Utility Room, Ground Floor Bedroom with full width range of built in wardrobes, Contemporary Style Bathroom.

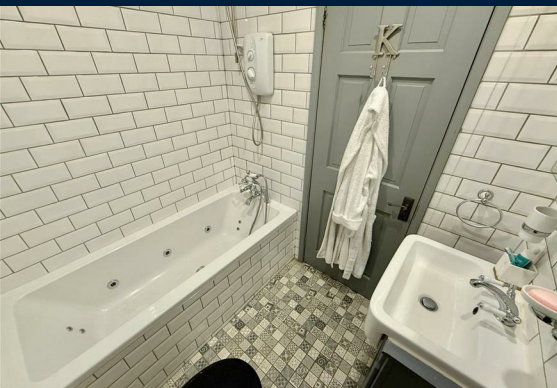
First Floor - Spacious Landing, Principle Bedroom with Ensuite, Single Bedroom/Dressing Room, 2 Bedrooms with Ensuities & Shower Room with walk in linen cupboard.

Second Floor - Landing with storage & Large Bed/Sitting Room Room with Ensuite.

Outside there is a pleasant courtyard offering outside dining space with gated side access.







**Tax Band: A**

**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.

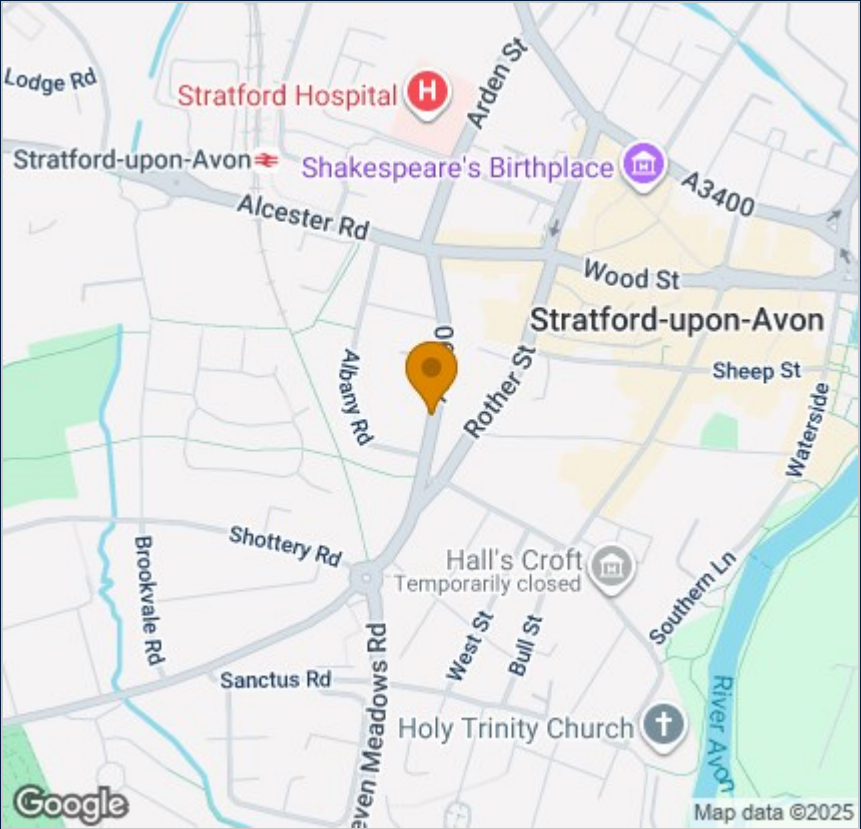
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham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



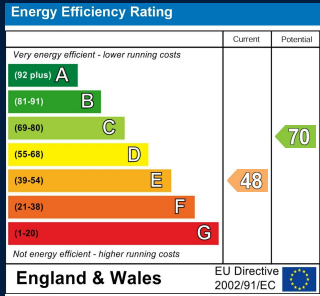
# Floor Plan



## Map



## Energy Performance



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