



Shottery Green, Shottery
Stratford-upon-Avon, CV37 9FY

Offers Over £775,000

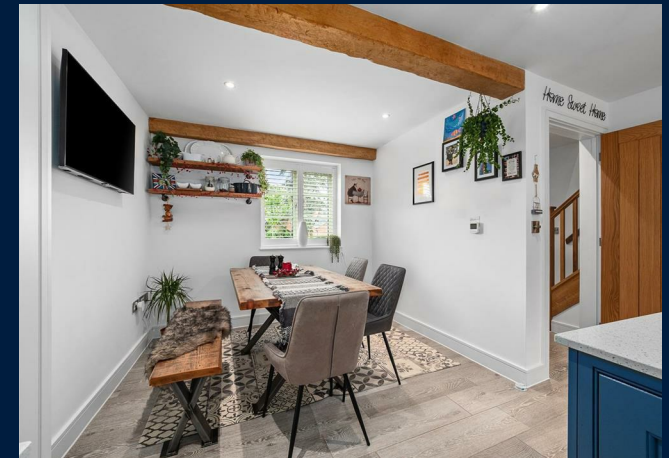
3 2 2 B

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.





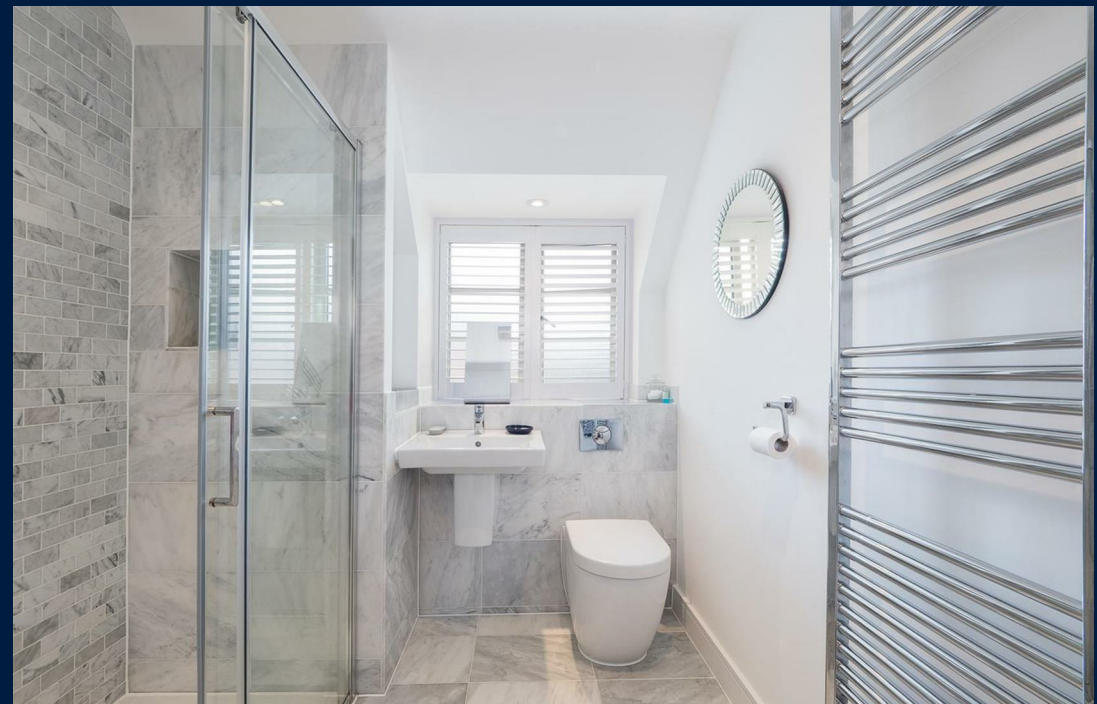


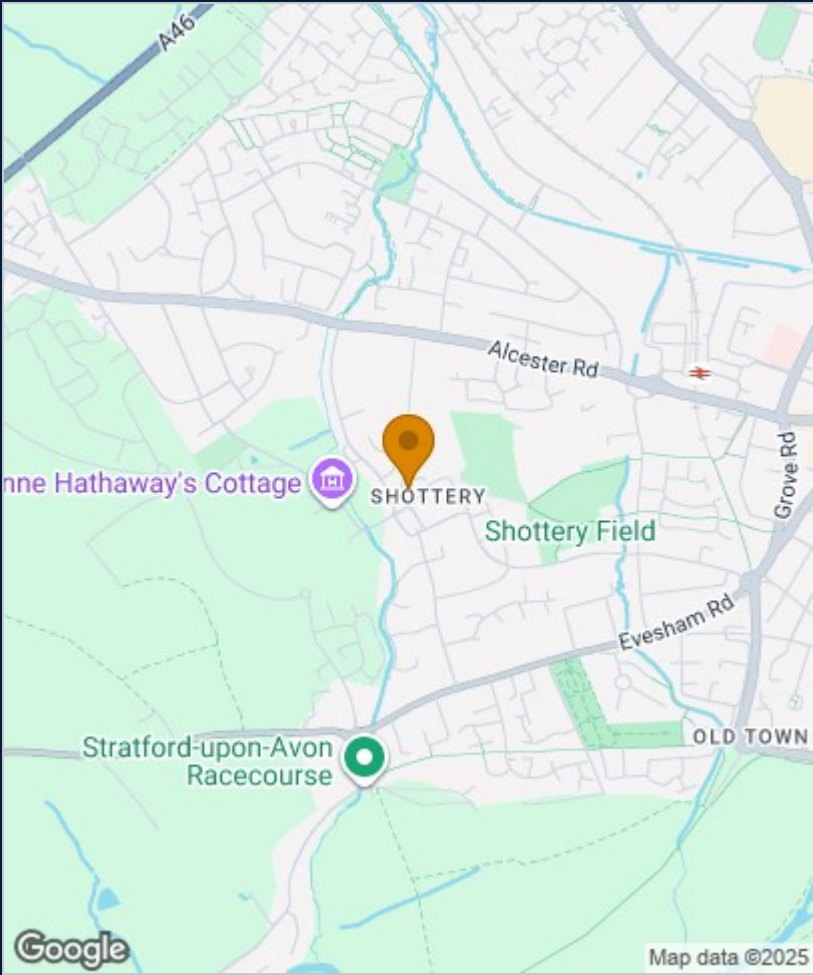


Tax Band: E

Council: Stratford District Council

Stratford-upon-Avon is renowned as the region's cultural centre and is home of The Royal Shakespeare Company. There are a number of quality restaurants, public houses and dining pubs with excellent reputations in the town, which are within walking distance of the property. Stratford Racecourse is within very easy walking distance of the property. The amenities of Shotton Village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shotton Girls Grammar School. Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Jeremy McGinn & Co

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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