



**Lilac Avenue , Lower Quinton**  
Stratford-upon-Avon, CV37 8US

Jeremy  
McGinn & Co

# Available at Asking Price £600,000



Positioned on the edge of Lower Quinton, this exceptional detached family home enjoys a generous corner plot at the end of a private driveway, forming part of an exclusive Cameron Homes development of just 30 properties, built in 2018.

Upgraded to a high specification from new, this family home welcomes you into a spacious entrance hallway, flowing into a formal living room / snug. A second versatile reception room makes an ideal home office or playroom. The stunning open-plan kitchen dining family room spans the full width of the property and is thoughtfully designed with a feature breakfast bar and informal lounge area, creating a true heart of the home. A separate utility room offers side access to the garden, and a downstairs WC completes the ground floor.

To the first floor, the layout is ideal for family living, offering four generous double bedrooms. Two of the bedrooms benefit from their own en-suite's, while the remaining two are served by a modern four-piece family bathroom.

Outside, the double garage is fully equipped with air conditioning, lighting, power, an electric roller shutter door, fully insulated with loft space & pull down ladder, plus a side personnel door to the garden. The substantial driveway provides ample off-road parking, reflecting the property's standout position at the end of a cul-de-sac overlooking the green.

Every room is fitted with an individual air conditioning unit that also functions as a heater, ensuring comfort all year round. Other key features include mirrored privacy glass at the front of the house, water softener installed at the mains and a 7KW car charging point.

We understand there is a maintenance charge for the development of approximately £100 per quarter. We understand the property to benefit from mains water, drainage, oil-fired central heating and fibre-optic internet.



**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.

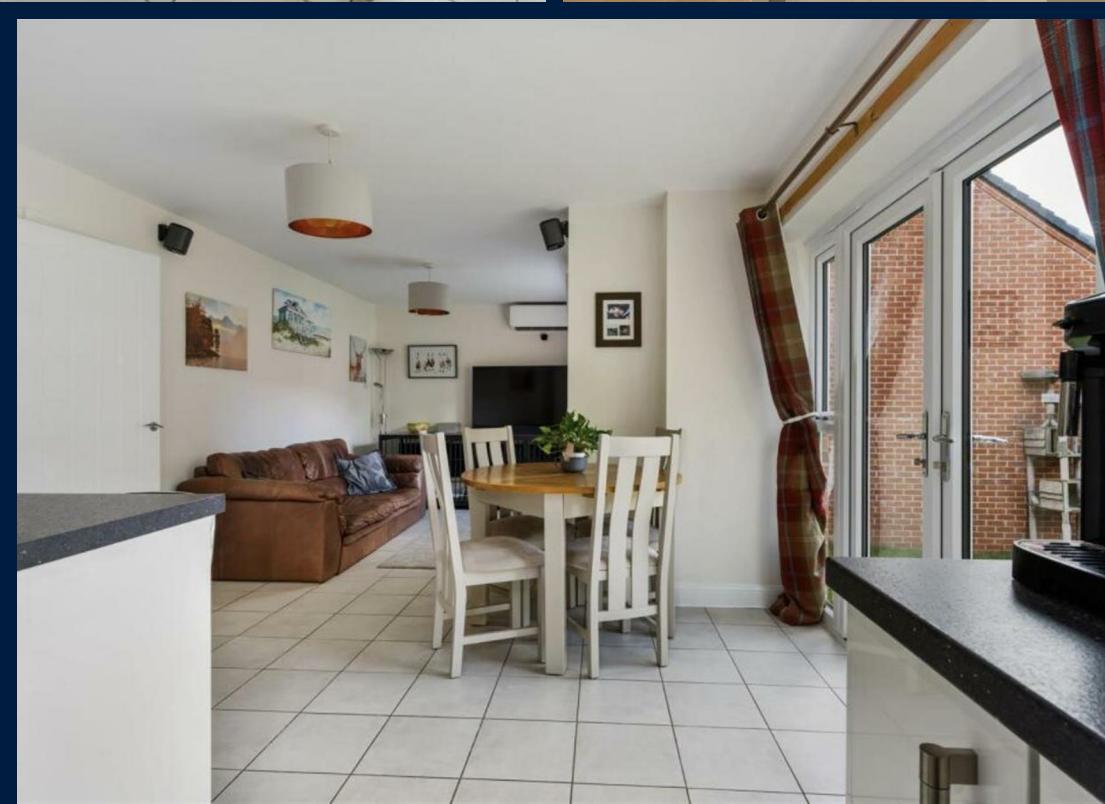
The M40 is within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Money Laundering Regulations – Identification Checks

In line with 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.

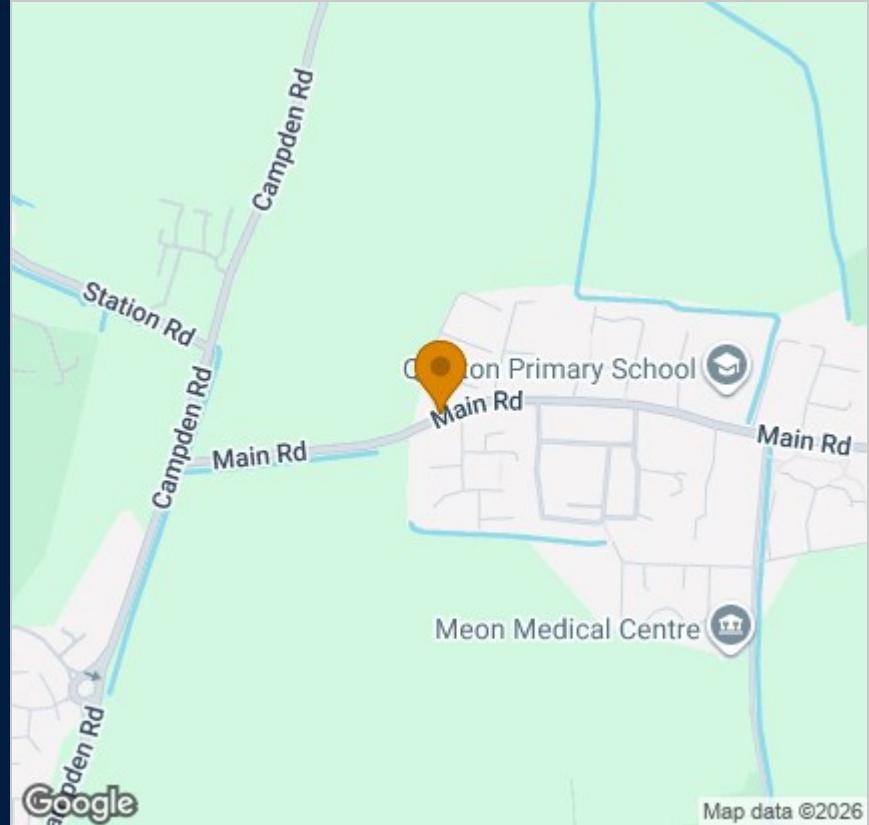
Please note that this fee is non-refundable under any circumstances.



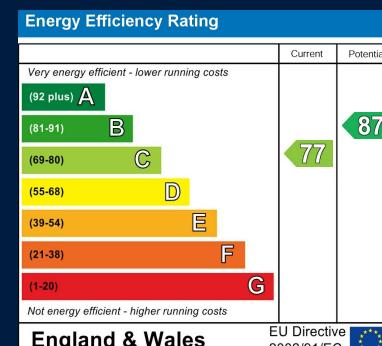
# Floor Plan



# 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.