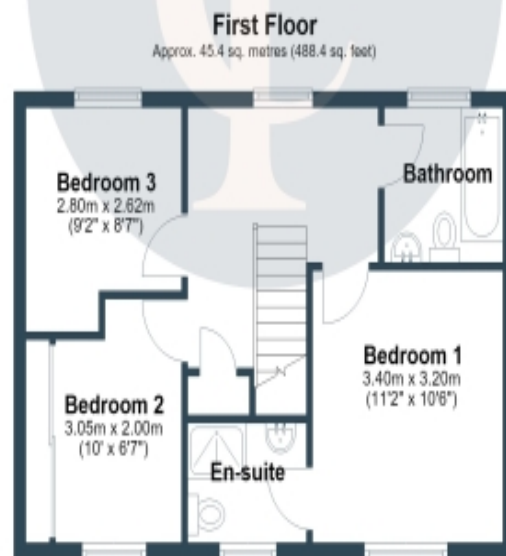
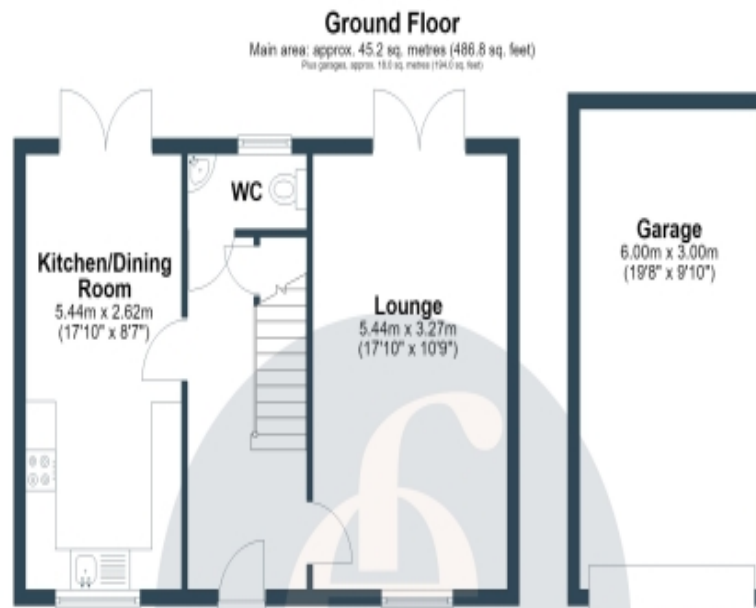




Flax Furrow, , Stratford-Upon-Avon, CV37 0ED

Offers In Excess Of £400,000





Main area: Approx. 90.6 sq. metres (975.2 sq. feet)
Plus garages: approx. 18.0 sq. metres (194.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A	83 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A superb modern double-fronted home built by Miller Homes in 2017, positioned within a small, select development on the north side of Stratford-upon-Avon. The location offers excellent access to transport links, including convenient routes to Birmingham, as well as easy motorway connections without needing to travel through the town centre. The Maybird Shopping Park is also within a short walk for everyday essentials.

Nestled on a generous corner plot, this well-designed home provides an ideal balance of modern convenience and a peaceful cul-de-sac setting. The accommodation includes a dual-aspect sitting room, a spacious breakfast kitchen, a private landscaped garden, and a detached garage with driveway parking.

The layout is arranged over two floors and enjoys light, airy accommodation throughout. The welcoming entrance hall features stylish Karndean flooring, with stairs rising to the first floor. A guest cloakroom is positioned off the hallway.

To one side of the property is the dual-aspect sitting room with French doors opening onto the rear garden. Opposite is the generous breakfast kitchen, also benefiting from French doors to the garden. The kitchen includes a range of modern wall and base units, integrated appliances (electric hob, oven, fridge freezer, dishwasher, and washer dryer), and ample space for dining, with views to both the front and rear.

The first floor offers a spacious landing leading to three well-proportioned bedrooms and the family bathroom. The master bedroom includes an en-suite shower room with contemporary tiling. The two further bedrooms are both good sizes, each with fitted wardrobes. The family bathroom features a white suite with shower over the bath.

Outside, the private walled and fenced garden is well-kept with a generous lawn and a smart patio area for outdoor dining. There are planted borders, a useful storage shed, and an outside tap. Side-gated access leads to the detached garage and driveway for two cars. The garage benefits from power, lighting, and an up-and-over door.

Viewing is advised to appreciate the accommodation and position.

The annual estate charge for December 31st, 2025, was £259.43. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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.

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Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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