



**Kendall Avenue,**  
Stratford-upon-Avon, CV37 6SG

Jeremy  
McGinn & Co 

Available at  
Asking Price £300,000



Situated within just a short walk of Stratford upon Avon town centre, this beautifully presented three-bedroom home offers stylish and practical accommodation throughout and is conveniently located for a wealth of local amenities including train station, local schools and supermarkets.

Set back from the road behind a driveway providing parking for two vehicles, the property welcomes you into a spacious entrance hallway. Off here there is a cosy front living room featuring a log burner, creating an ideal space to relax and unwind. To the rear, the modern kitchen dining room spans the width of the property and is thoughtfully designed with contemporary fitted units and a dining area complete with a clever built-in bench seat, maximising both space and functionality.

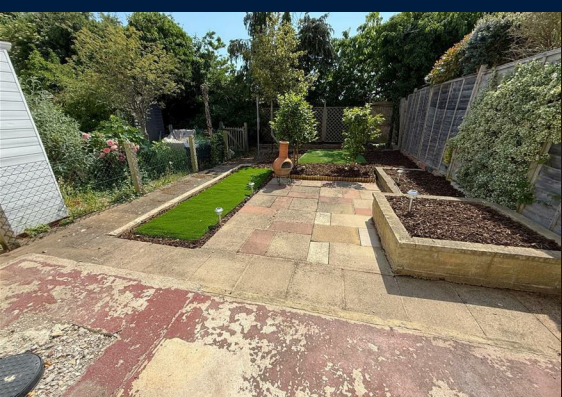
In addition, the ground floor benefits from a convenient WC and useful understairs storage with plumbing for a washing machine.

Upstairs, there are three well-proportioned bedrooms comprising two doubles and a generous single bedroom, alongside a modern family bathroom.

Outside, the rear garden is attractively landscaped for low-maintenance living and enjoys gated rear access directly onto the canal towpath, perfect for walking, running, or cycling into the town centre and beyond.

This is an excellent opportunity to acquire a well-maintained home in a highly convenient and sought-after location.





**Tax Band: C**

**Council: Stratford District Council**

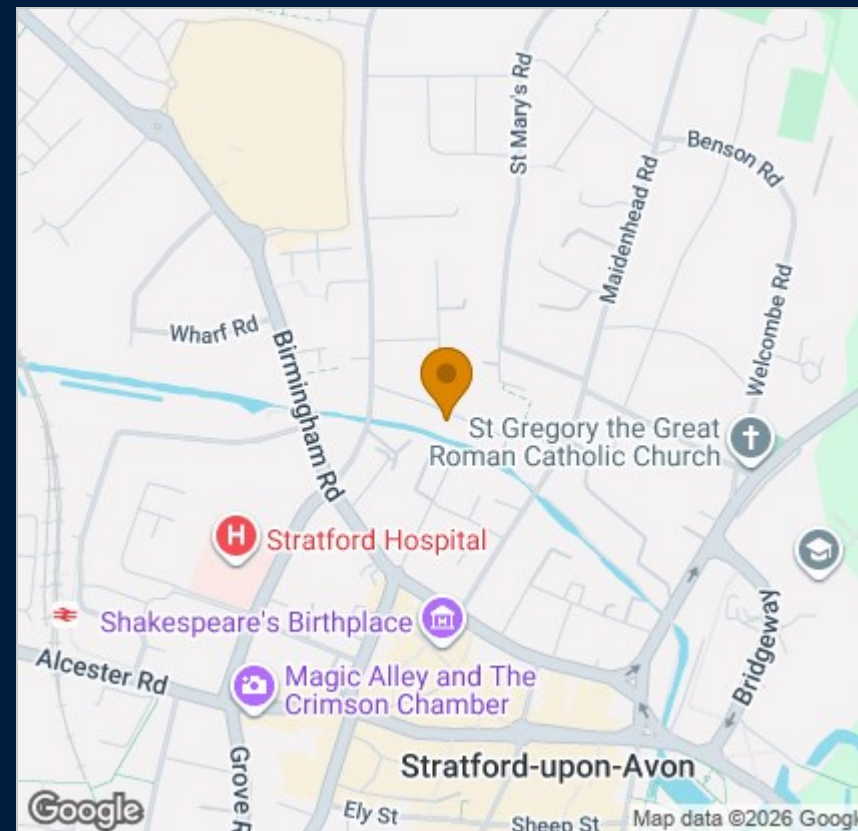
**Tenure: Freehold**

Stratford upon Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines the rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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.

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