



Beecham Road, Shipston-On-Stour

Guide Price **£400,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Beecham Road

Shipston-On-Stour, Shipston-On-Stour

This spacious 5-bedroom end-of-terrace townhouse offers a pleasant open outlook at the front. With versatile accommodation spread over three floors, the property includes 2 ground-floor bedrooms and a shower room, making it suitable for multi-generational living or potential rental for extra income.

Upon entering, you are welcomed by a spacious entrance hall featuring 2 useful storage cupboards. The ground floor includes 2 double bedrooms, one of which has patio doors that open onto the garden. In between these bedrooms, there is a convenient shower room, along with a practical utility room at the far end, which has access to the rear garden.

On the first floor, you will find a large kitchen/dining room equipped with numerous fitted units. This level also features a generous and bright sitting room that leads out to a balcony—an ideal spot for relaxing on summer evenings while overlooking the green parkland in front.

The second floor consists of 2 double bedrooms on one side, one of which includes fitted wardrobes. These two rooms share a family bathroom with a shower over the bath. The main bedroom on this floor also has fitted wardrobes and an en-suite shower room.

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of





Outside, the rear garden is southerly facing with planted borders, a patio, and a decked seating area. The rear gate provides access to 2 allocated parking spaces. There is a management charge payable to First Port for the upkeep of communal areas on the estate. They are paid twice a year -the most recent payment made was for approximately £300 for 6 months.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



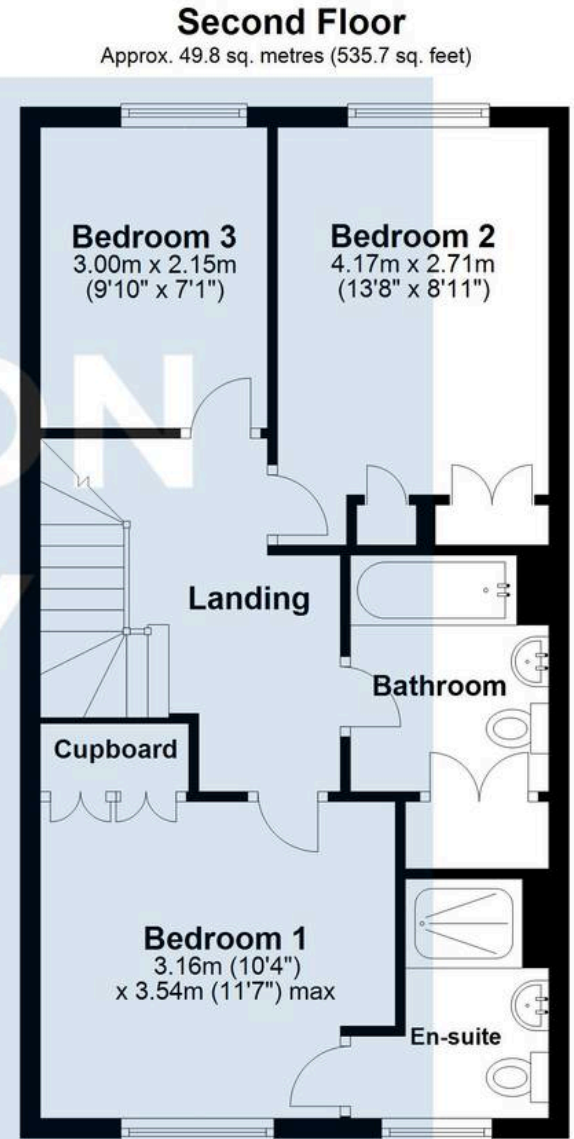
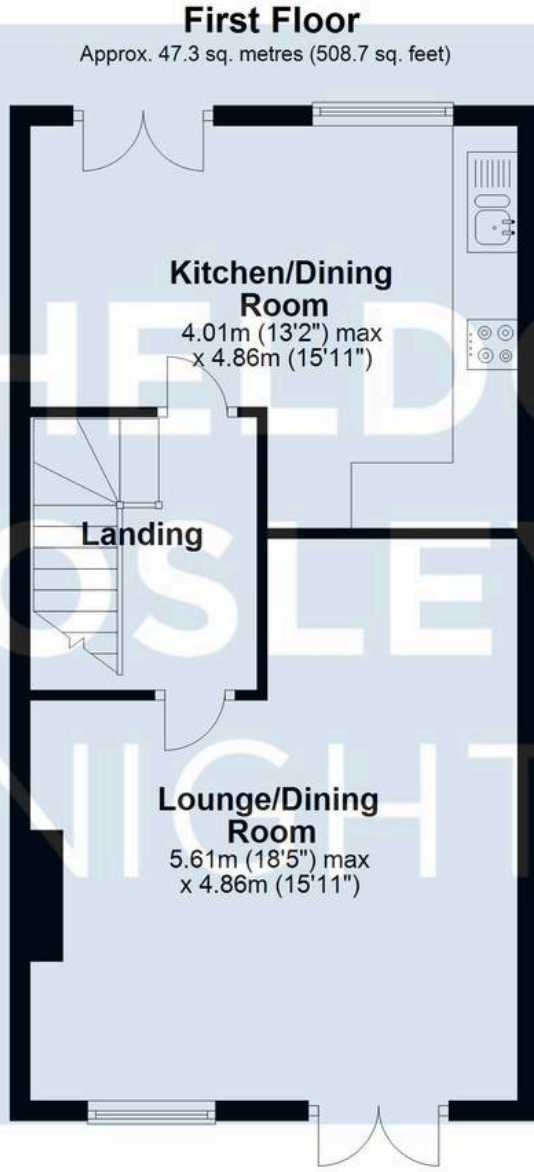
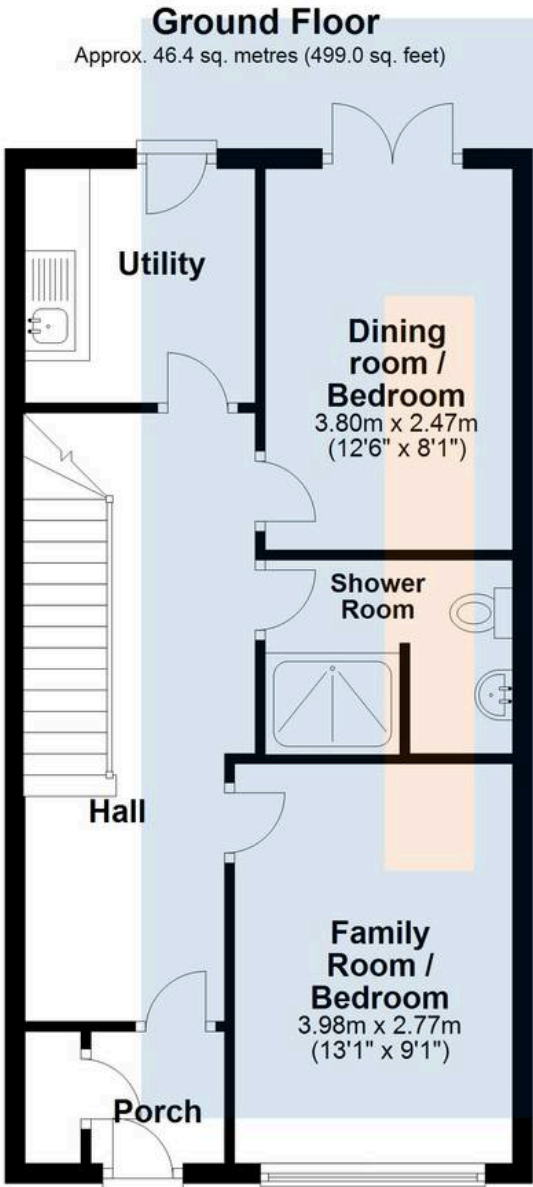
DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





Total area: approx. 143.4 sq. metres (1543.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance puposes only.
Plan produced using PlanUp.



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