Wellington Avenue, Meon Vale

Stratford-upon-Avon, CV37 8WD

Jeremy McGinn &Co

Available at
Guide Price £350,000

3 2 1

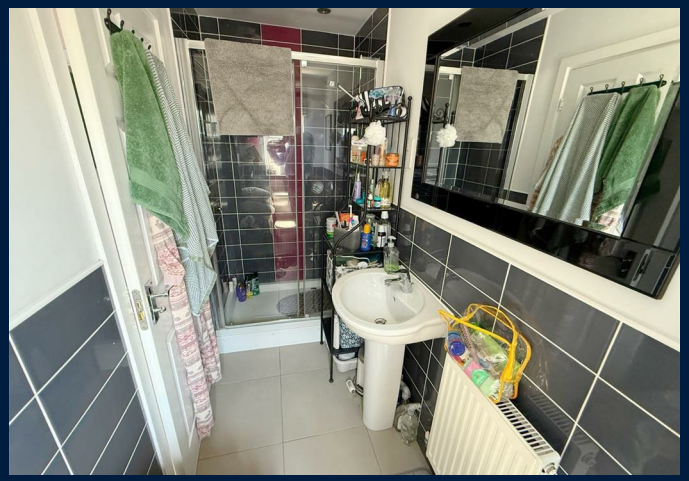
Situated on the very edge of the popular Meon Vale development, this modern detached family home enjoys an enviable position within easy walking distance of excellent local amenities whilst remaining readily accessible to the historic town of Stratford-upon-Avon.

Set behind an attractive mature frontage with estate fencing, the property creates an excellent first impression and offers well-appointed accommodation throughout. Benefiting from gas-fired central heating and uPVC double glazing, the accommodation briefly comprises a welcoming reception hall with guest cloakroom/WC, a comfortable living room, and a full-width dining kitchen fitted with integrated appliances. French doors open directly onto the rear garden, creating an ideal space for both everyday family living and entertaining.

To the first floor, the principal bedroom enjoys the advantage of an en suite shower room, complemented by two further well-proportioned bedrooms and a modern family bathroom.

Outside, the property continues to impress with a private, enclosed rear garden offering a pleasant space to relax and entertain. Gated rear access leads to a driveway providing off-road parking and a generously proportioned single garage, which benefits from useful attic storage above.

This is an excellent opportunity to acquire a stylish, low-maintenance home in a popular village-style setting, perfectly positioned for access to local amenities, surrounding countryside and the cultural attractions of Stratford-upon-Avon.



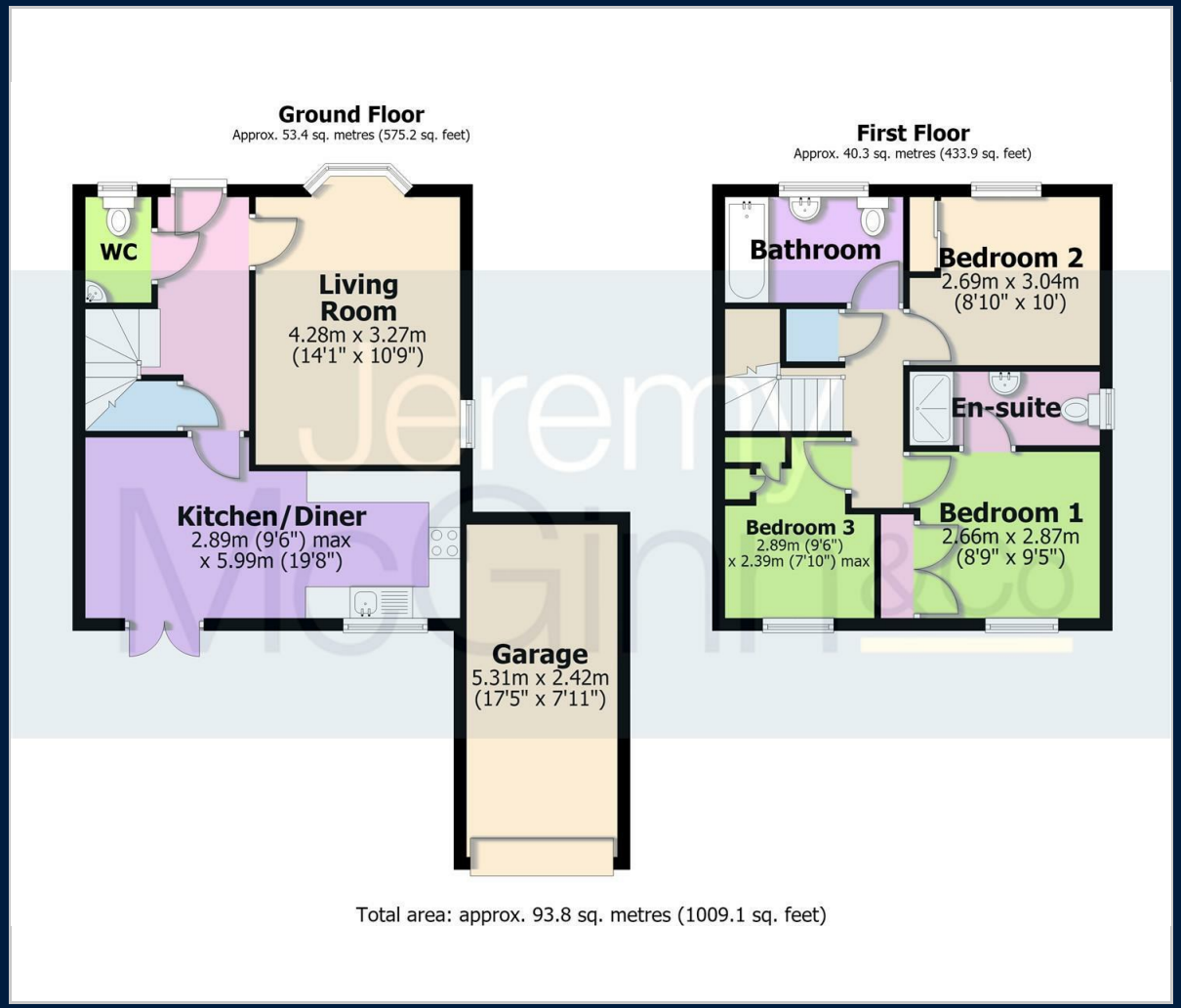
Tax Band: D

Council: Stratford District Council

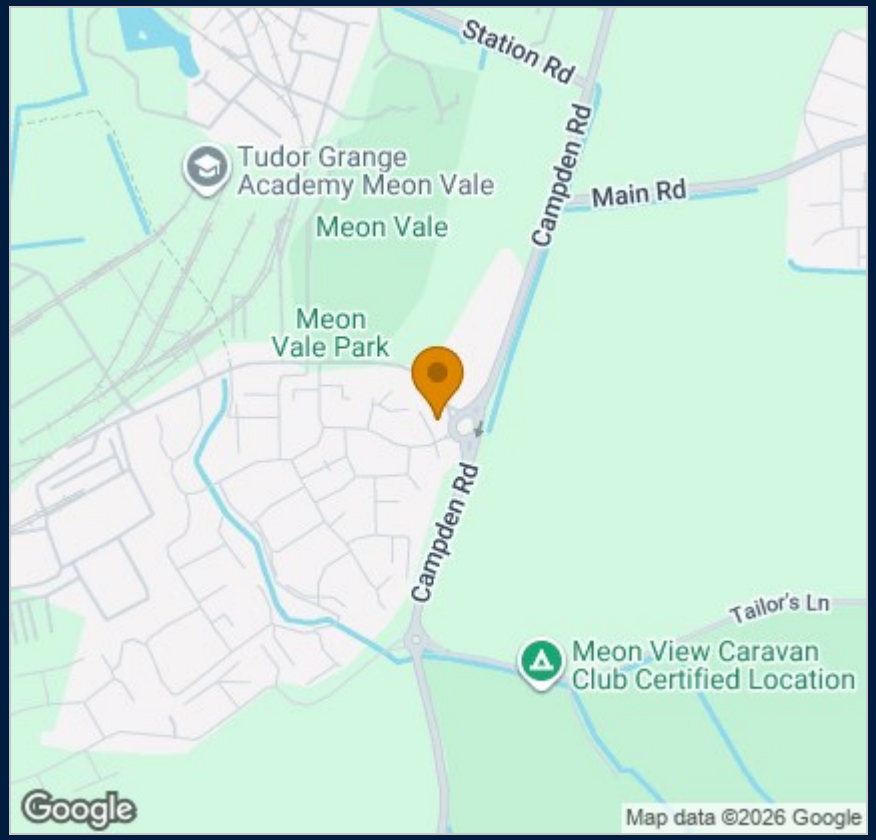
Tenure: Freehold

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 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.

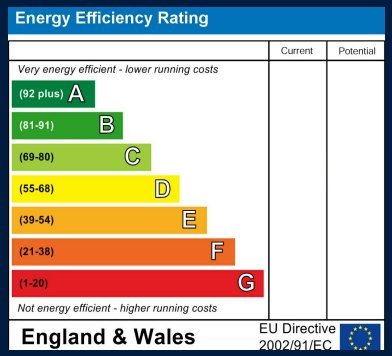
Floor Plan



Map



Energy Performance



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.

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

Jeremy McGinn &Co

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.