



**Shottery Road ,**  
Stratford-upon-Avon, CV37 9QA

Jeremy  
McGinn & Co 

## Available at Guide Price £345,000



A chance to acquire a deceptively spacious traditional red brick Victorian terraced home, ideally situated just a short stroll from the excellent amenities available within Stratford-upon-Avon town centre.

The property retains the charm and character typical of its era, with well-proportioned accommodation that has been extended to the rear and benefiting from gas central heating, with the boiler installed approximately five years ago, together with double glazing throughout, providing comfort and efficiency.

The accommodation includes - Sitting Room, Separate Dining Room, Kitchen inc appliances, Utility Room, Ground Floor Bathroom with Jacuzzi Bath & separate Shower, Landing, Principle Double Bedroom, Second Double Bedroom with Shower Room off. Stairs then lead from the Principle Bedroom to a large Attic Room ideal for storage or even a study.

Its highly convenient location allows easy access to the town's shops, cafés, restaurants, theatres and riverside walks, as well as local transport links, all within comfortable walking distance.

An appealing period home in a prime central position, perfectly suited to those seeking character, convenience and the vibrant lifestyle Stratford-upon-Avon has to offer.





**Tax Band: C**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

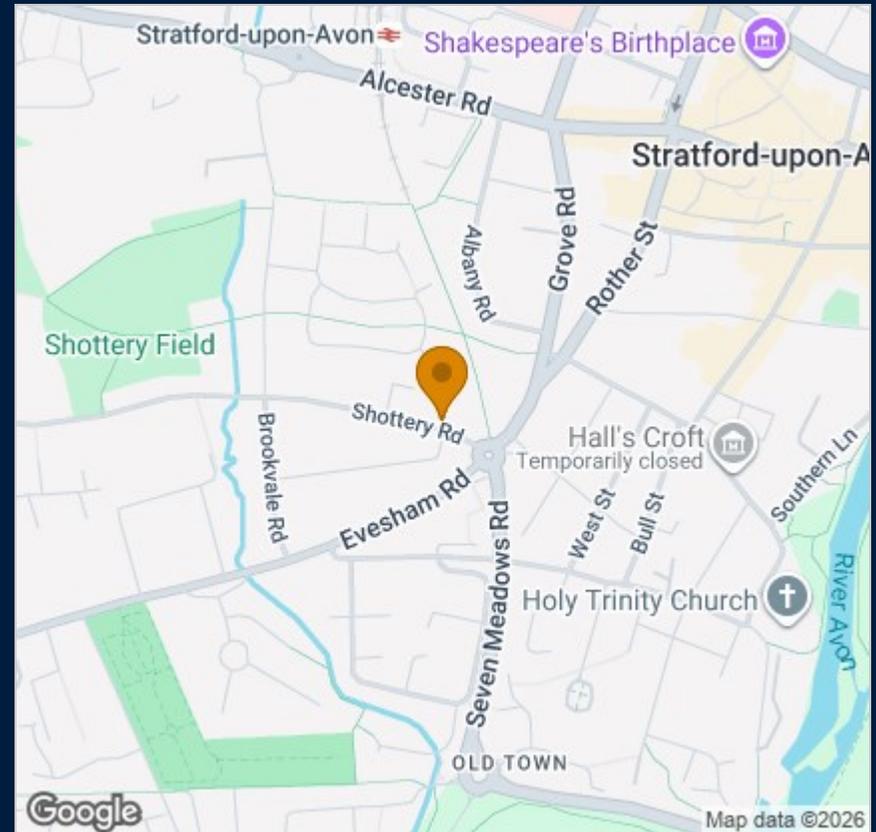
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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 with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

# Floor Plan



# Map



# Energy Performance

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



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