



VAUGHANREYNOLDS
ESTATE AGENTS

12 Byron Road
Stratford-Upon-Avon, CV37 7JP



The Property

Nestled on a generously sized plot and adjacent to the school playing fields at the back, this spacious three-bedroom detached home is situated south of the river. It features two reception rooms along with a conservatory, a kitchen/breakfast area, a utility room, three bedrooms, a shower room, a large driveway, a garage, and a sizable garden. There's also potential for extension, subject to planning permission.

Accommodation - Enter through the porch into a hall with a hardwood floor and a cloaks cupboard. The sitting room boasts a fireplace and double doors leading to the dining room, also with hardwood flooring. A sliding door opens to the conservatory, which has a dwarf wall and French doors that lead to the garden. The kitchen/breakfast room includes a one-and-a-half bowl sink, a variety of cupboards and work surfaces, an electric cooker with an oven, grill, hob, and extractor fan, as well as space for a fridge freezer and a pantry cupboard. The utility room offers space and plumbing for a washing machine, while a cloakroom features a WC and wash basin.

On the first floor, the landing leads to Bedroom 1, which has access to the roof space, Bedroom 2 with fitted wardrobes, and Bedroom 3. The shower room includes a WC, a wash basin with cupboards underneath, and a large shower cubicle with tiled walls.







Outside, there's a block-paved driveway that accommodates several vehicles, surrounded by mature planting and hedging. The garage has double gated access and is equipped with power and light. A side gate leads to the rear garden, which features a patio, lawn, mature planted borders, a greenhouse, a large garden shed, and is enclosed by wooden fencing, adjoining the playing field of Bridgetown Primary School at the back.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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GENERAL INFORMATION

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Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft
(Including Garage)

Illustration for identification purposes only,
measurements are approximate, not to scale.

Subjective comments in these details imply the opinion of the selling Agent at the time these details 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 make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

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

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property. The home is equipped with gas central heating.

Local Authority: Stratford, Council Tax Band E

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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

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