



# Campbell Close, Shotton

Stratford-upon-Avon, CV37 9EH

Jeremy  
McGinn & Co

Available at  
Asking Price £395,000



Situated within an exclusive and highly sought-after development by the renowned Spitfire Homes, this beautifully presented modern end-terrace residence has been finished to the developer's customary high specification including under floor heating throughout the ground floor and enjoys an attractive open aspect to the front.

The accommodation is thoughtfully arranged and briefly comprises a welcoming reception hall, guest cloakroom/WC, and an impressive luxury dining kitchen fitted with an extensive range of contemporary cabinetry, quartz work surfaces and a full compliment of integrated Smeg appliances. To the rear, a superb full-width living room provides an excellent entertaining and family space, enhanced by bi-fold doors opening directly onto the rear garden. Underfloor heating extends throughout the ground floor, adding further comfort and practicality.

To the first floor, a spacious landing featuring a striking oak and glass balustrade gives access to the principal bedroom, complete with fitted wardrobe and a stylish en-suite shower room. There is a second double bedroom with fitted wardrobe and a beautifully appointed family bathroom serving the remaining accommodation.

Outside, the property benefits from a private rear garden enjoying a delightful south-westerly aspect, ideal for outdoor dining and relaxation. The property benefits from a substantial double car barn, providing excellent covered parking and storage.

This exceptional home combines contemporary design and a desirable setting, making it an ideal purchase for a wide range of buyers.





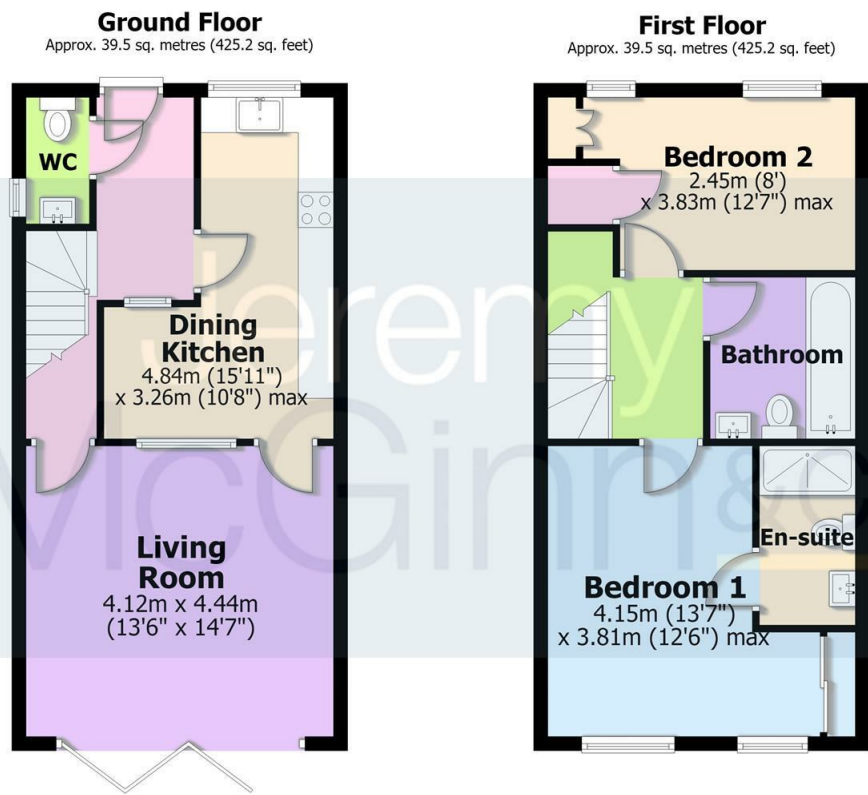
**Tax Band: D**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

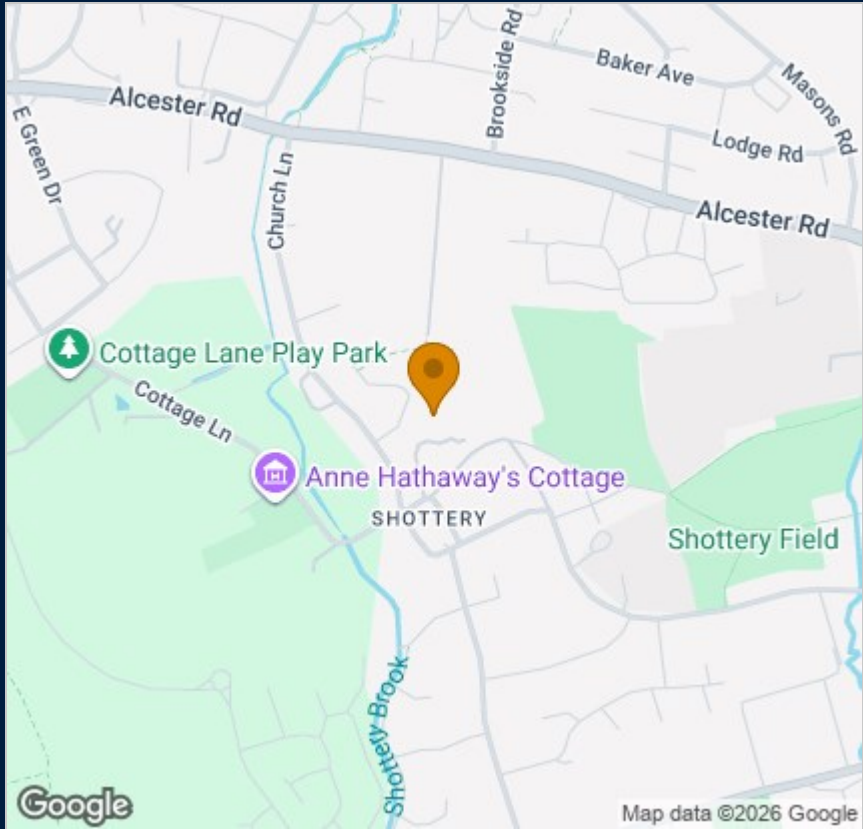
Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are 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

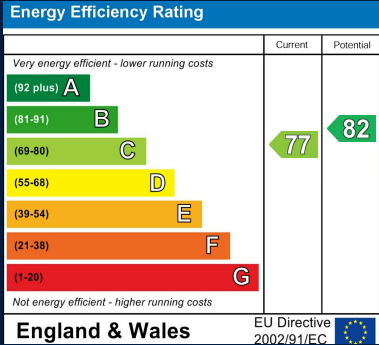


Total area: approx. 79.0 sq. metres (850.4 sq. feet)

# Map



# Energy Performance



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.

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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.

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