



Wordsworth Avenue,
Stratford-Upon-Avon, CV37 7JB

Jeremy
McGinn & Co 

Available at
Guide Price £375,000



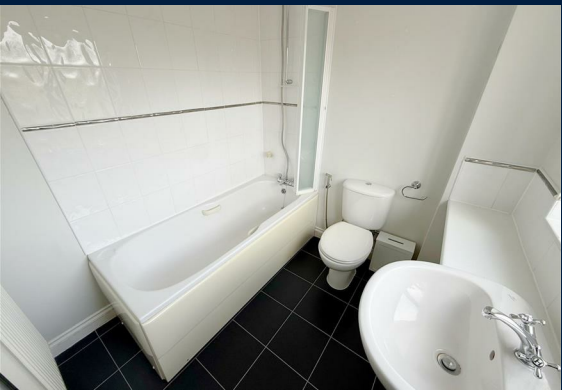
Offered for sale with no onward chain, this attractive three-bedroom semi-detached home is situated on the popular Trinity Mead development, set within easy walking distance of Stratford upon Avon town centre and its excellent range of amenities.

Set back behind a paved frontage, the property is entered via a central entrance hallway which provides access to the principal ground floor accommodation. The spacious dual-aspect living room enjoys plenty of natural light, while the modern kitchen/dining room is fitted with a comprehensive range of units, stylish quartz work surfaces and integrated appliances including an American-style fridge freezer, oven, microwave grill, induction hob, washing machine and dishwasher. Beyond the kitchen, a conservatory provides valuable additional reception space overlooking the garden, while a convenient ground floor WC and two useful storage cupboards add to the practicality of the accommodation.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and an en-suite shower room. There is a second double bedroom, also featuring fitted wardrobes, a third single bedroom, and a well-appointed family bathroom.

Outside, the property enjoys a low-maintenance rear garden comprising a small lawned area, patio seating space, side access and gated rear access leading to the garage. A parking space is situated directly in front of the garage.





Tax Band: E

Council: Stratford District Council

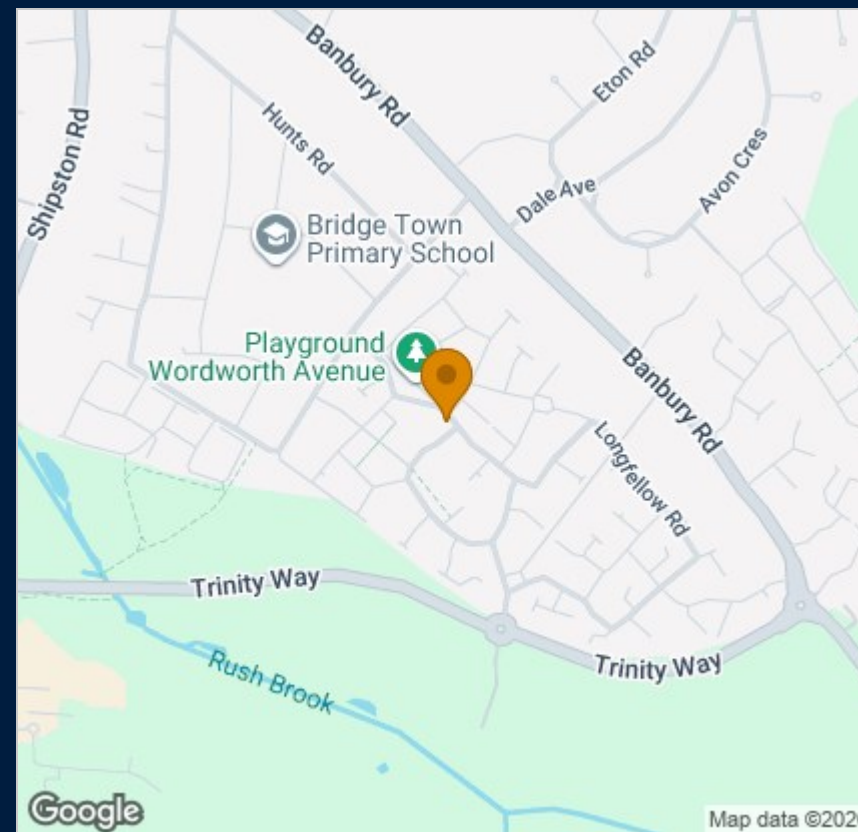
Tenure: Freehold

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 the 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		85
(69-80)	C	72	
(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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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. 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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