

Chatham Road, Lower Quinton

£225,000







2 | 2 | 1 | Freehold | EPC rating: C

- 2 Double Bedrooms
- Downstairs WC
- Living Room Patio Doors Overlooking The Garden
- Secure Rear Garden
- Drivewaty Parking
- EV Charging Point
- Gas Central Heating

BELVOIR!
Property is personal

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Description

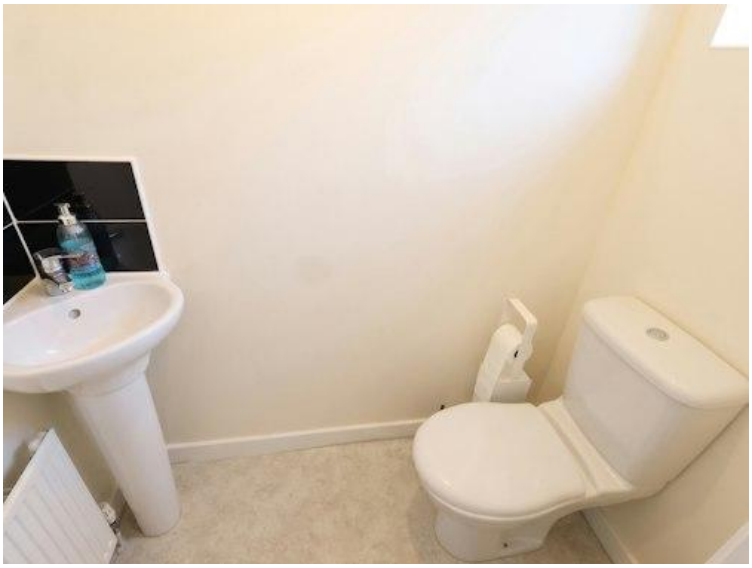
Set within a modern residential development in the semi-rural village of Lower Quinton, this two-bedroom mid-terraced home offers the perfect balance of countryside surroundings and convenient everyday living. Providing comfortable, practical accommodation, a secure rear garden and ready to move into, this property is an ideal choice for first-time buyers, couples and small families seeking a home in a pleasant village setting, close to Stratford-upon-Avon.

The property welcomes you with an inviting entrance hall, leading through to a modern fitted kitchen and a convenient downstairs WC. To the rear, a cosy and welcoming living room provides an ideal space to relax and entertain, with patio doors opening directly onto the secure rear garden, creating a lovely connection between indoor and outdoor living. To the front, there is off road parking for two cars and an EV charging point.

Upstairs, the property offers two well-proportioned double bedrooms. The second bedroom provides excellent versatility and could equally serve as a child's bedroom, guest room or home office, depending on individual requirements.

Completing the accommodation is a modern family bathroom, fitted with a bath and overhead shower, offering the perfect place to unwind. Contemporary fixtures and fittings add to the property's fresh and appealing finish.

Photographs









Location

Lower Quinton is an attractive and established Warwickshire village offering a peaceful rural lifestyle, while benefiting from convenient access to Stratford-upon-Avon, approximately 7 miles away (12-15 minutes by car).

The village provides a range of local amenities, including a convenience store and Post Office, GP surgery, traditional public house and community facilities. Additional facilities are available at the nearby Meon Vale development, including a Londis convenience store, leisure centre, sports facilities, play areas and community spaces.

Education is well catered for, with Quinton Primary School serving the village and Tudor Grange Primary Academy at nearby Meon Vale, providing education for children aged 3-11 years. Stratford-upon-Avon offers a wider choice of secondary education, including Stratford-upon-Avon High School and King Edward VI School.

For shopping, residents have access to local convenience stores for everyday essentials, while a wider selection of supermarkets, including Waitrose, Morrisons, Tesco, Aldi, Lidl and Asda, can be found in Stratford-upon-Avon, approximately 6-9 miles away.

Public transport is provided by local bus services connecting Lower Quinton with Stratford-upon-Avon and neighbouring villages. The nearest railway station is Stratford-upon-Avon, approximately 7-8 miles away, providing onward rail connections towards Birmingham and the wider West Midlands.

The surrounding area offers attractive Warwickshire countryside, neighbouring villages and opportunities for walking and outdoor recreation. Road connections provide convenient access to Stratford-upon-Avon and other surrounding towns.

Overall, Lower Quinton offers an appealing combination of village amenities, nearby schooling, accessible shopping facilities and attractive countryside surroundings, making it a desirable location for families, commuters and those seeking a quieter rural lifestyle within reach of the facilities of Stratford-upon-Avon.

Additional Information

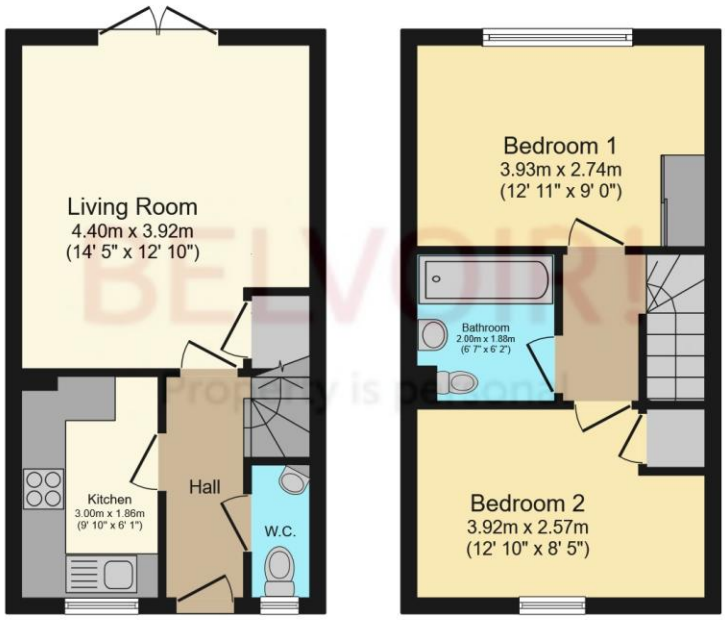
- Gas Central Heating
- 2 Bedrooms
- Patio Doors Overlooking The Garden
- Downstairs WC
- Secure Fenced Rear Garden
- Council Tax Band: C
- Local Council: C
- EPC: C

Disclaimer Property Details: Whilst believed to be accurate all details 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 or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. The lease details & charges have been provided by the owner and you should have these verified by a solicitor.

Anti-Money Laundering (AML) Checks

In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £45 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you directly to complete the verification process. This is a legal requirement placed upon estate agents and is designed to protect all parties involved in the transaction.

Floorplan



Ground Floor First Floor

Total floor area: 58.8 sq.m. (633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Belvoir

Map

