



Sunset Drive, Dodwell Park

Stratford-upon-Avon, CV37 9SR

Jeremy
McGinn & Co 

Available at
Asking Price £155,000



Situated on a popular, family-owned and run residential park on the edge of Stratford-upon-Avon, this beautifully presented two bedroom park home has been extensively refurbished and modernised to provide comfortable, contemporary living accommodation.

The park enjoys a convenient setting with the benefit of an on-site shop and a regular bus service into Stratford-upon-Avon town centre. Here, residents can enjoy an extensive range of shops, cafés and restaurants together with the many cultural and leisure attractions for which the town is renowned, including the world-famous Royal Shakespeare Theatre.

Manufactured in 1995 by Stately to their popular Tredegar design, the home measures approximately 36' x 20' and has since undergone extensive improvement. The property benefits from central heating and uPVC double glazing and is offered for sale with no upward chain.

The accommodation is approached through a welcoming hallway leading to a generous dual-aspect living room, providing a bright and comfortable space in which to relax. The adjoining fitted dining kitchen is equipped with a range of contemporary-style units and incorporates an integrated double oven, fridge/freezer, ceramic hob and extractor, together with space for dining off which there is a useful rear porch.

There are two bedrooms, both benefiting from fitted wardrobes, together with a stylish re-fitted shower room.

Outside, the property has the advantage of a private driveway, from which gated access leads to a pleasant and easily maintained patio garden providing plenty of space for outdoor seating and dining.

An excellent opportunity to acquire a thoughtfully modernised park home in a highly convenient location close to

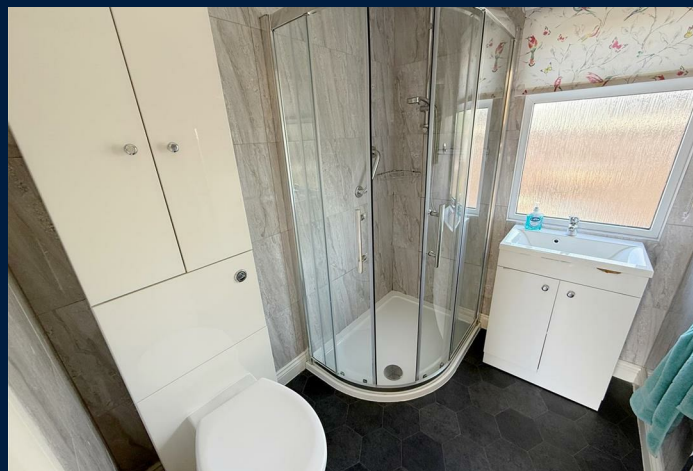


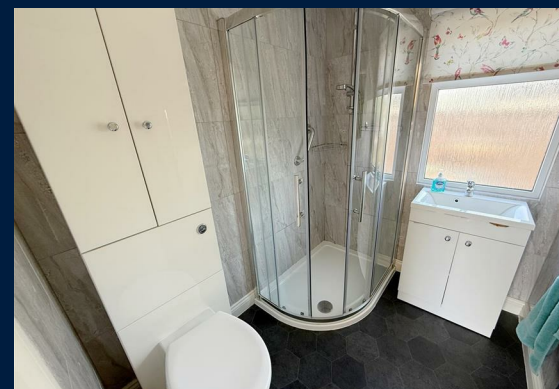
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Stratford-upon-Avon.

Monthly Ground Rent: £255.70
No Upward Chain





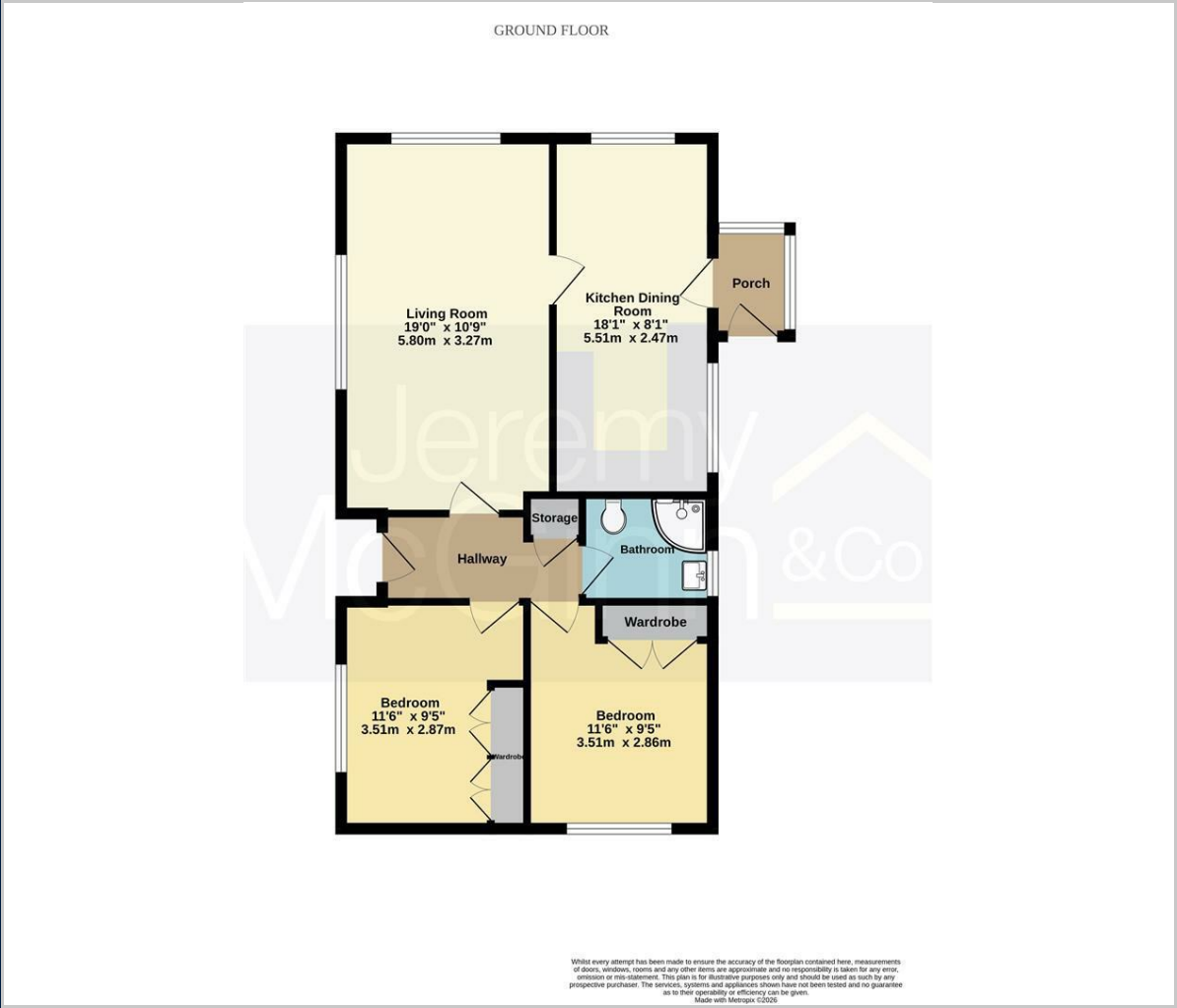
Tax Band: A

Council: Stratford onn Avon District Council

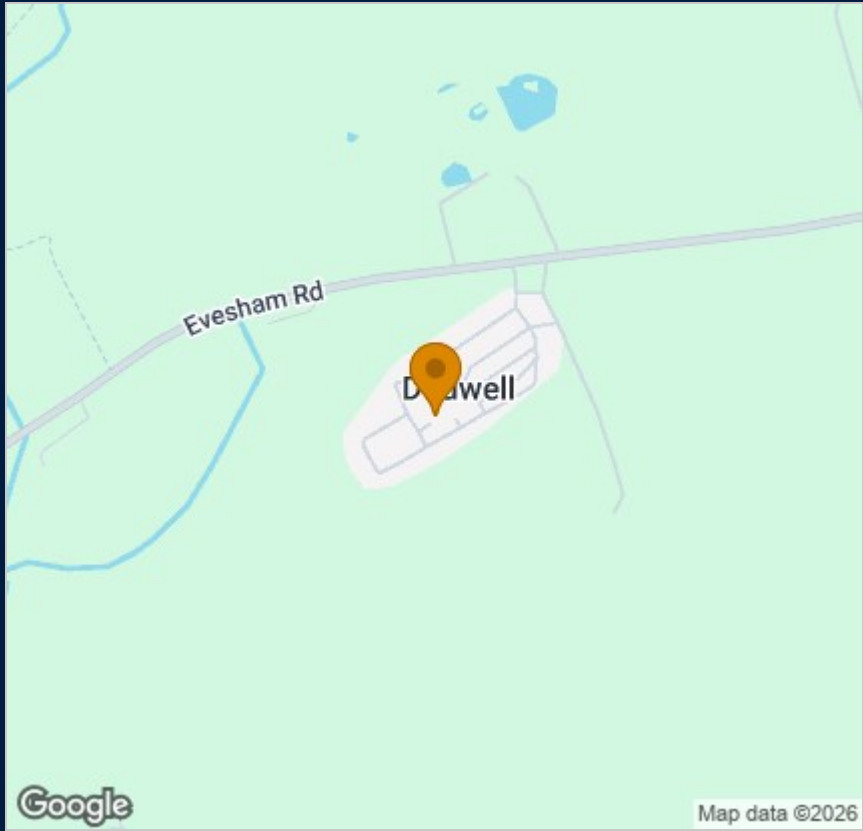
Tenure: Freehold

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.

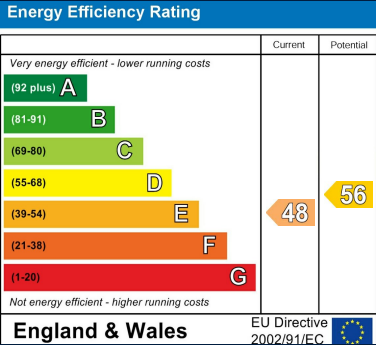
Floor Plan



Map



Energy Performance



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Money Laundering Regulations – Identification Checks

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.

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