



Pear Place, Stratford-upon-Avon

£280,000



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| EPC rating: B

- Open Plan Living/Dining
- Master Bedroom With Ensuite
- Double Sized Second Bedroom
- Driveway Parking

- Secure Private Rear Garden
- EPC: B
- Ready To Move In
- Family Bathroom + Downstairs WC
- Modern Fixtures/Fittings Throughout

BELVOIR!

Property is personal

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Description

A stylish and contemporary two-bedroom family home, ideally suited to modern living and presented in excellent move-in-ready condition.

This lovely home is located in the popular Bishopton area of Stratford-upon-Avon. Offering driveway parking and a secure, enclosed rear garden, the property is conveniently positioned close to local amenities, schools and Stratford-upon-Avon town centre.

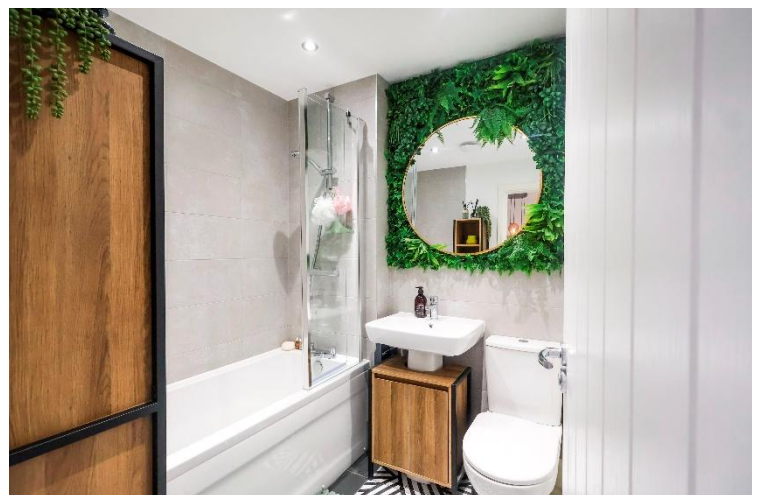
On entering the property, you are greeted by a welcoming entrance hall with access leading through to the modern, well-appointed kitchen. At the end of the hallway, the cosy living room offers a comfortable space to relax, with patio doors providing direct access to the enclosed rear garden. Creating a lovely connection between the indoor and outdoor living spaces.

Upstairs, the property benefits from two generous double bedrooms, both offering comfortable and versatile accommodation. The master bedroom is complemented by a modern ensuite shower room, providing an added level of convenience and privacy.

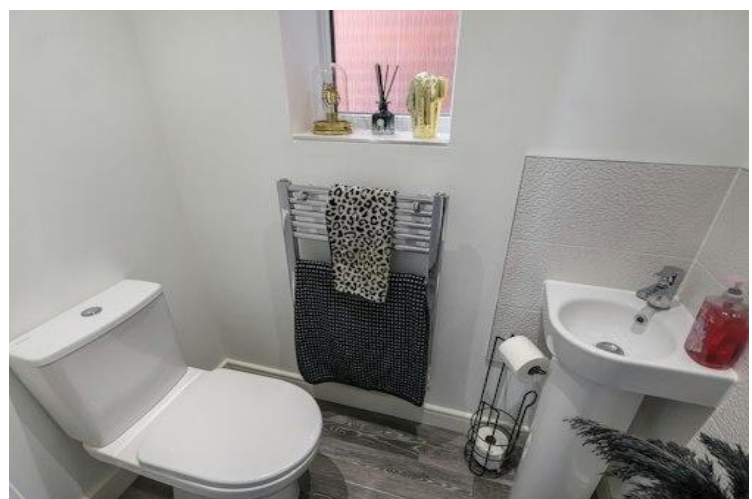
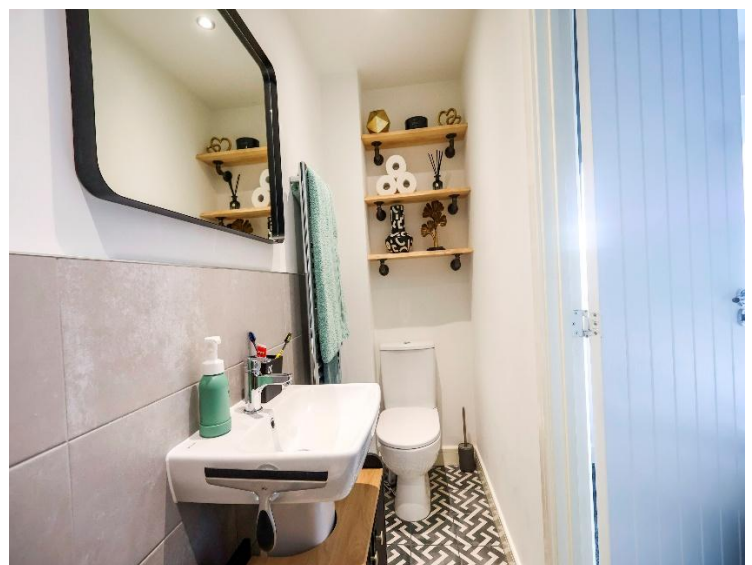
The contemporary family bathroom is finished with modern fixtures and fittings and includes both a bath and shower, making it practical for everyday family life.

Overall, 10 Pear Place is a stylish, modern family home, combining comfortable accommodation with contemporary fixtures and fittings. Presented in excellent condition and ready to move straight into, this is an ideal home for first-time buyers, couples or a small family looking for modern, low-maintenance living.

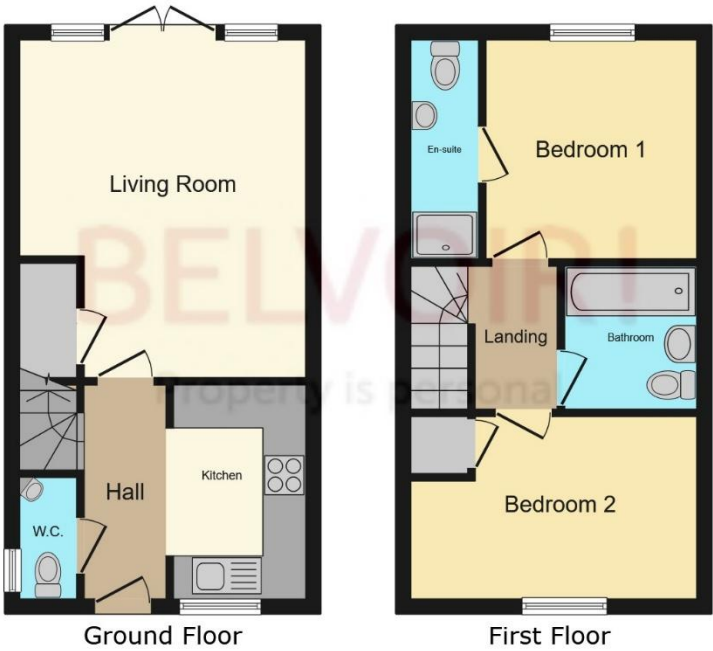
Photographs



Rooms



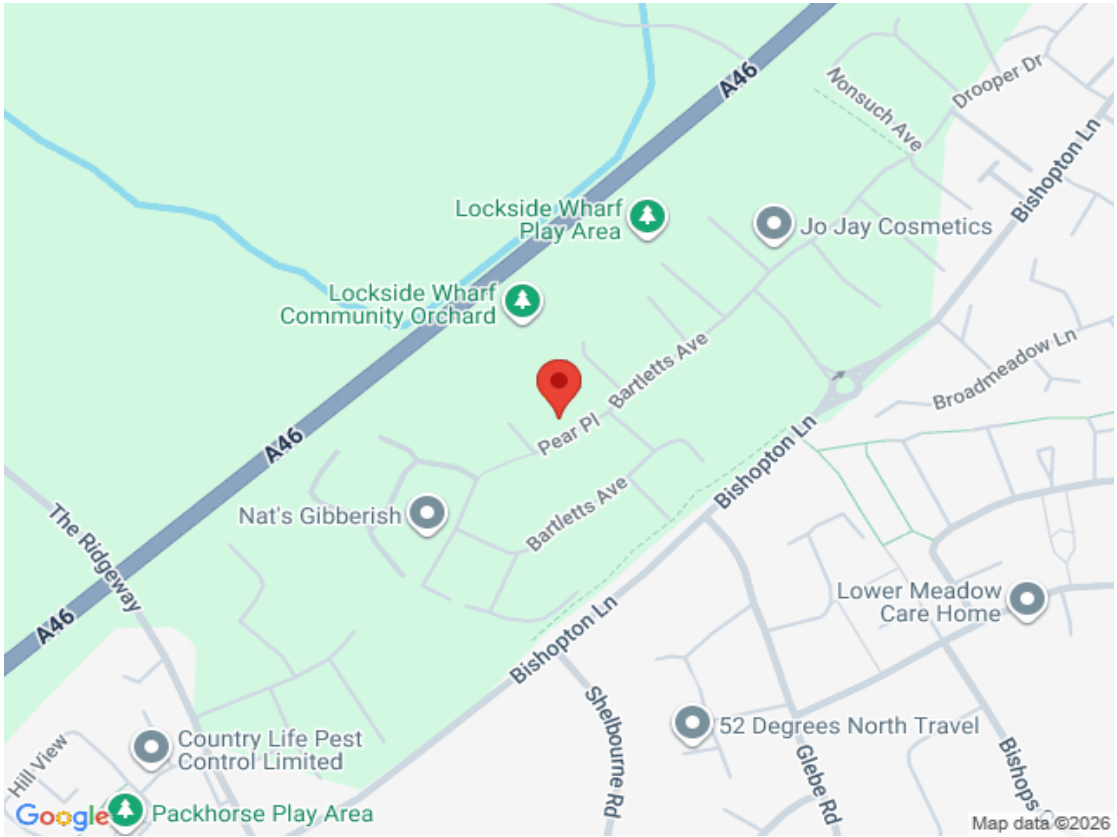
Floorplan



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

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Map



Location

Pear Place is ideally positioned on the northern side of Stratford-upon-Avon, offering a convenient location for families with excellent access to the town centre, local amenities, schools and transport links.

The historic Stratford-upon-Avon town centre is approximately 1 mile away, providing an extensive choice of shops, cafes, restaurants, leisure facilities and cultural attractions. The Maybird Shopping Park and Birmingham Road retail area are also close by, with supermarkets including Tesco and a range of other everyday amenities nearby.

For families, the location is particularly well placed for schooling. Bishopton Primary School is approximately 500 metres away, with Stratford-upon-Avon School and Stratford Girls' Grammar School also within easy reach. King Edward VI School is approximately 2.5 km away.

Transport links are excellent, with Stratford-upon-Avon Parkway railway station approximately 0.9 miles away and Stratford-upon-Avon main station approximately 1.1 miles away. Parkway provides rail connections towards Stratford, Leamington Spa and Birmingham, while the nearby Park and Ride offers regular bus services into the town centre.

The location is also convenient for commuters, with road links via the A46 and A3400 providing access towards Warwick, Leamington Spa, Coventry and Birmingham, while the M40 is readily accessible for longer-distance journeys.

For outdoor family life, the area provides easy access to Bishopton, the Stratford Greenway, canal towpaths and the surrounding Warwickshire countryside, offering opportunities for walking, cycling and family days outdoors.

Overall, Pear Place combines convenient town living with excellent family amenities, schooling, transport connections and access to open space, making it an appealing location for families looking to enjoy all that Stratford-upon-Avon has to offer.

Additional Information

- Gas Central Heating
- 2 Bedrooms, Master with ensuite
- Downstairs WC
- Secure Fenced Rear Garden
- 1 Allocated Driveway Parking Space
- Council Tax Band: C
- Local Council: Stratford On Avon District Council
- EPC: B

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.