



Hill View,
Stratford-upon-Avon, CV37 9AY

Jeremy
McGinn & Co 

Available at
Guide Price £525,000



Situated on a popular development on the edge of Stratford-upon-Avon, this modern four bedroom detached family home is offered for sale with no onward chain and provides well-balanced accommodation throughout.

The property is ideally located for a range of local schools, Stratford-upon-Avon train station and excellent transport links, making it an ideal choice for families and commuters alike.

The ground floor begins with a welcoming entrance hall leading to a bay-fronted living room, creating a bright and comfortable space to relax. To the rear of the property is a spacious kitchen dining room, perfect for everyday family life and entertaining, with doors opening into the conservatory overlooking the garden. There is also a useful utility room and cloakroom/WC.

Upstairs, the property offers four well-proportioned bedrooms, including a generous main bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden is mainly laid to lawn and enjoys both a patio area and a separate terrace, providing excellent space for outdoor dining and entertaining.





Tax Band: F

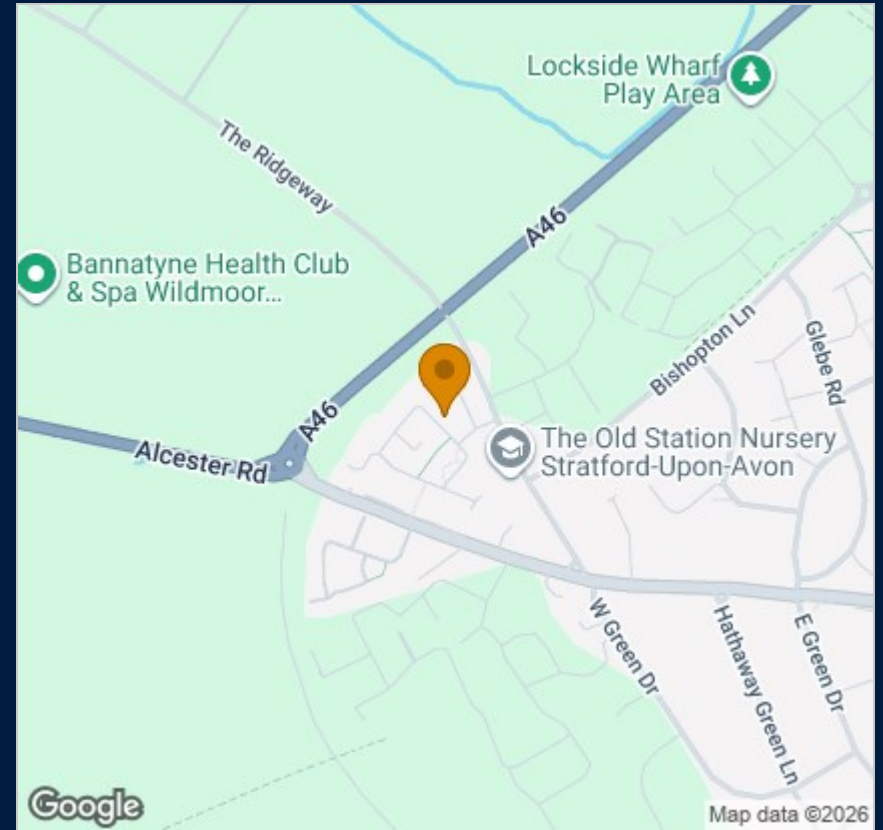
Council: Stratford District Council

Tenure: Freehold

Floor Plan



Map



Energy Performance

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.