



Wellington Drive ,
Stratford-upon-Avon, CV37 7HJ

Jeremy
McGinn & Co 

Available at Asking Price £635,000



A chance to acquire a handsome double-fronted modern family home, located in a quiet cul-de-sac on the south side of Stratford upon Avon. The property is located off the prestigious Banbury Road and is within a reasonable 20 minute walk of the town centre.

The property is set back behind a pretty lawned foregarden, with a driveway for 2-3 cars. The internal accommodation briefly comprises; Entrance Hallway with ground floor Cloakroom and stairs rising to the first floor, Bay-Fronted Living Room with a feature fireplace and double doors leading through to the formal Dining Room. The Kitchen Breakfast Room has plenty of space for a breakfast table and offers a range of modern high-gloss wall and base units and integrated appliances. The separate Utility Room gives ample space for white goods, extra storage cupboards and has a door leading to the rear garden and an internal door into the rear of the garage.

To the first floor, the central landing gives access to all rooms. The Principal Bedroom is a very spacious Double with an En-Suite Shower Room and Fitted Double Wardrobe. There are two further good sized Double Bedrooms, and two Single Bedrooms, either of which would make an ideal home office, if needed.

Outside, the property sits in a very pleasant, private and mature plot with the rear garden having been landscaped to offer two patio terraces, a lawned area and planted borders.





Tax Band: F

Council: Stratford District Council

Tenure: Freehold

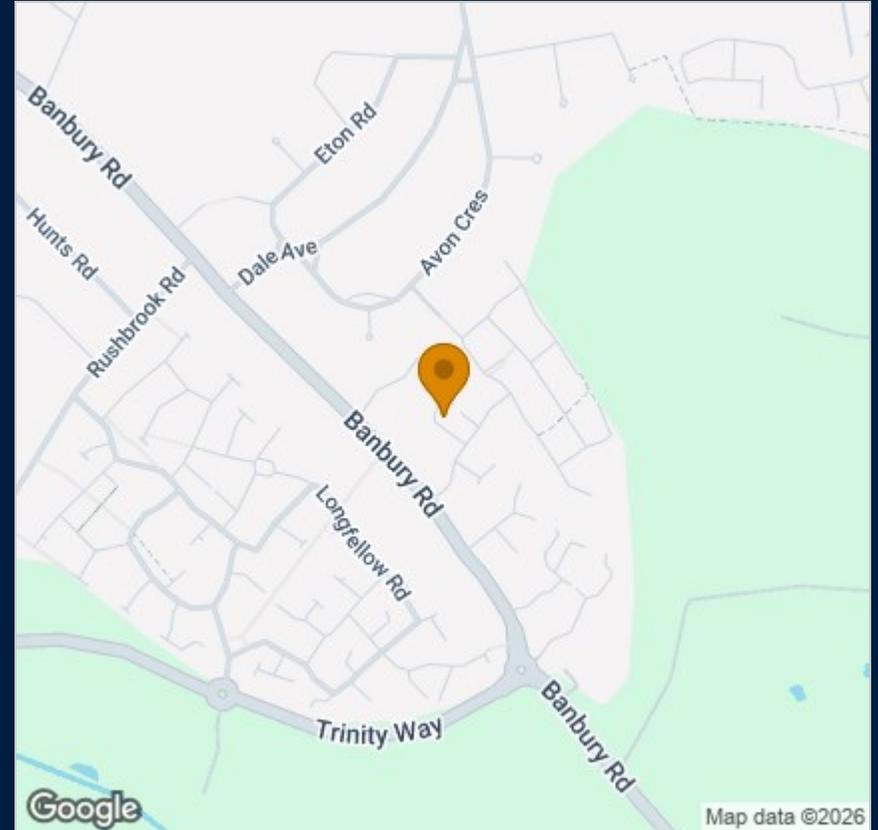
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

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.

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