



# Pound Field , Wootton Wawen

Henley-in-Arden, B95 6AQ

Jeremy  
McGinn & Co 

# Available at Asking Price £325,000



A chance to acquire a traditional mid-terraced family home, located in the heart of the popular village of Wootton Wawen. The property enjoys a pleasant outlook over open green space and benefits from a parking space to the front and a garage and workshop to the rear.

The internal accommodation benefits from double glazing and briefly comprises - Enclosed Porch, Entrance Hall, Through Living/Dining Room, Kitchen, Three Bedrooms and a Family Shower Room.

Outside to the rear, there is a generous low-maintenance garden, which is mainly paved with some mature planting and personal access to the garage and workshop.





**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Freehold**

**Money Laundering Regulations – Identification Checks**

In line with 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.

The village of Wootton Wawen has a great deal to offer with a local shop, post office, two excellent pubs, village hall, renowned 15th century parish church and a "Good" Ofsted rated C of E Primary School. A bus route runs from Stratford-Upon-Avon through the village and up to Shirley and Birmingham. The Railway Line provides direct routes to both Stratford-Upon-Avon and Birmingham Snowhill Station and Moor Street.

The property is well situated for easy access to the Midland Motorway Network and lies approximately 1½ miles south of the attractive market town of Henley-in-Arden with its excellent shopping and recreational facilities and more amenities such as doctors and dentist surgery and secondary school.

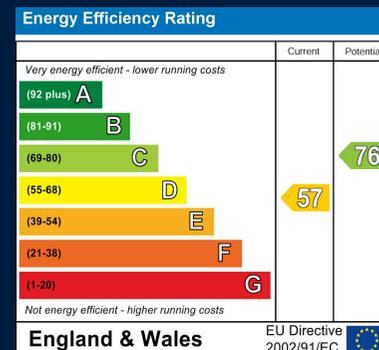
# Floor Plan



# Map



# Energy Performance



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.

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