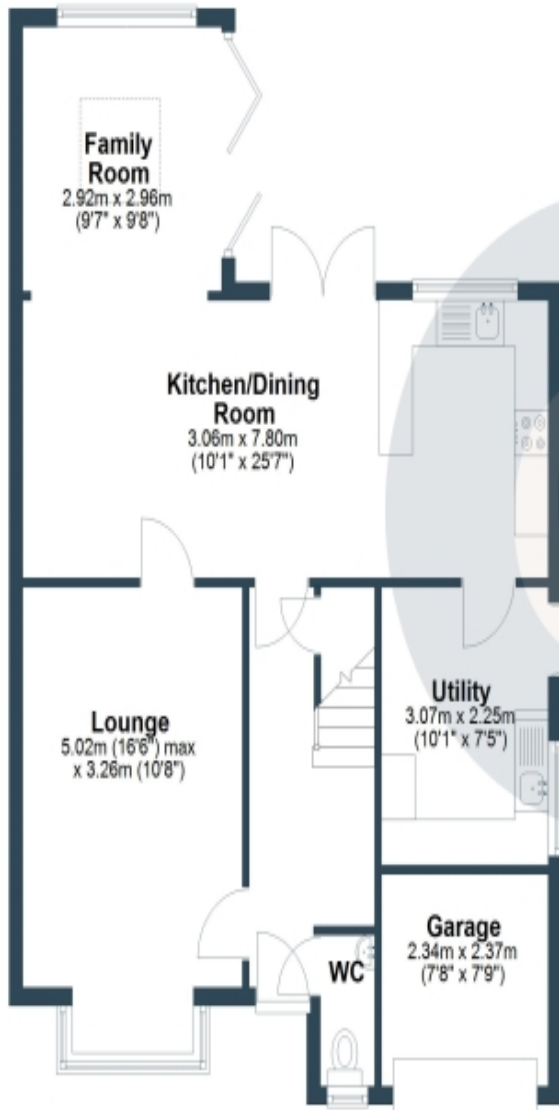






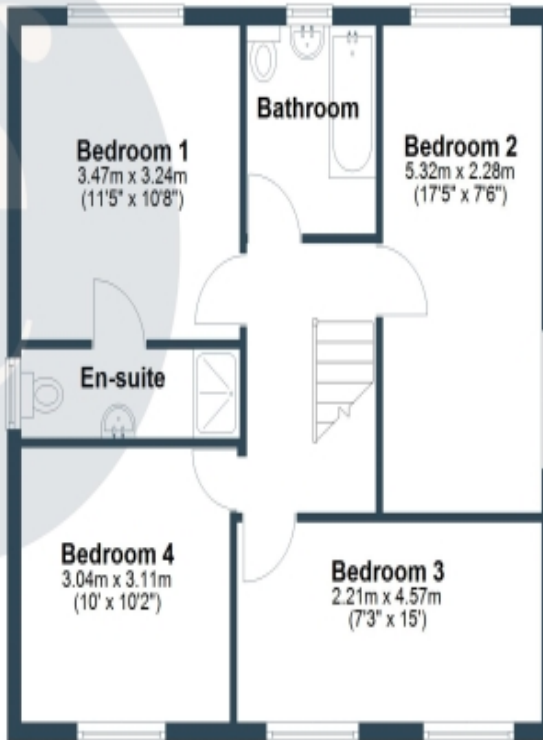
Ground Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A delightful four double bedroom detached home perfectly situated in one of Stratford-upon-Avon's most desirable residential areas just off the sought-after Evesham Road, within walking distance of Stratford Racecourse and the Greenway, ideal for bike rides and walking your 4 legged friends!

Stratford-upon-Avon is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles of Longbridge, Warwick, enabling good Midlands conurbation communications via the M42, M5, M6, and a straightforward route to London and the South.

Aintree Road is positioned ideally for the local exceptional primary, grammar & high schools, not to mention ideal for jumping on a bus to the neighbouring towns or a stroll into town. The current owners have improved their family home over the past 12 years, creating extended accommodation over two floors, ideal for any growing family. Offering a perfect blend of comfort and convenience, ticking all your boxes when looking for your next home. Nestled within a quiet, private sunny plot ideal for entertaining guests or the kids to kick a ball. Any new owner would be lucky to inherit such a stunning, well-appointed home. The accommodation is spacious, welcoming, and is drenched with natural light. via the many windows.

On arrival, the driveway allows parking for 2 cars and leads you into the welcoming accommodation. The entrance hallway allows access to the first and the ground floor, and there is a useful storage space via a cloak cupboard, ideal for all your coats and boots. Further off the hallway is a WC with a vanity unit set around the wash hand basin.

The sitting room is positioned at the front of the home with a double-glazed bay window and quality Karndean to the floor. The real hub of the home is the spacious family dining kitchen positioned with open views over the garden. With ample space for relaxing, dining, and being chef! Extended from the kitchen is a garden room space, creating an ideal WFH or play area. The kitchen has a range of stylish, matching wall and base units, including Quartz work-surfaces. Integrated is an electric double oven, induction hob, dishwasher, and fridge freezer. Boasting two sets of bi-fold doors opening onto the patio seating area, ideal for the summer months and dining alfresco.

Completing the ground floor is the added convenience of a utility room, offering space for your washing machine, tumble dryer, and a door allowing access to the side. The garage has been partially converted to create the utility room, and the remainder has been left for useful storage.

Upstairs are four generously proportioned bedrooms; the master bedroom boasts built-in wardrobes and an en-suite shower room. The three further bedrooms enjoy the use of the family bathroom with a "P" shaped bath with rainfall shower over, vanity unit, and heated towel rail.

The mature garden does not disappoint and only adds to the beauty of this stunning home, being mainly laid to lawn with a large patio area ideal for a BBQ. Enclosed by fencing with side gated access.

Viewing is an absolute must to appreciate the accommodation on offer and position.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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.

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Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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