



Guild Street,
Stratford-upon-Avon, CV37 6RE

Jeremy
McGinn & Co 

Available at Offers Over £500,000



**** OPEN HOUSE - SATURDAY 25TH JULY, 3PM - 4PM - PLEASE CALL TO ARRANGE AN APPOINTMENT ****

Occupying a prime position in the very heart of Stratford upon Avon, this substantial double-fronted, three-storey Georgian residence presents a rare opportunity to acquire a property of immense character and potential.

Requiring complete renovation throughout, the house offers an exceptional blank canvas for those looking to restore a period home to its former glory. Alternatively, subject to the necessary planning permissions and consents, the property could lend itself to a variety of commercial or mixed-use opportunities.

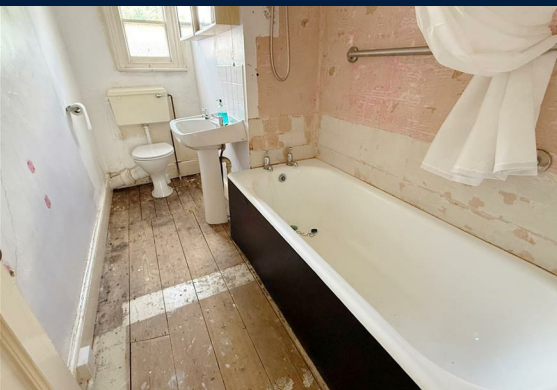
Retaining many of the proportions synonymous with the Georgian era, including impressive ceiling heights and generously sized rooms, the accommodation currently comprises two elegant front reception rooms, a separate breakfast room, kitchen, four spacious double bedrooms, a study and two bathrooms, all arranged over three floors.

Externally, the property enjoys a private rear garden with the added benefit of rear pedestrian access via Tyler Street. A range of brick-built outbuildings further enhances the versatility of the outside space, offering potential for storage, workshops or future redevelopment, subject to the relevant consents. A particularly rare advantage for such a central location is the provision of off-road parking for two to three vehicles, a highly sought-after feature in the heart of Stratford-upon-Avon.

Prospective purchasers should note that we have been advised the property has previously been affected by Japanese Knotweed. However, this is currently subject to an insurance-backed treatment plan, providing ongoing management and reassurance.

The property is offered for sale with no onward chain, helping to facilitate a straightforward purchase. For additional peace of mind, the property has also undergone both a structural engineers report and a damp and timber survey, with copies of both reports available upon request.





Tax Band: F

Council: Stratford District Council

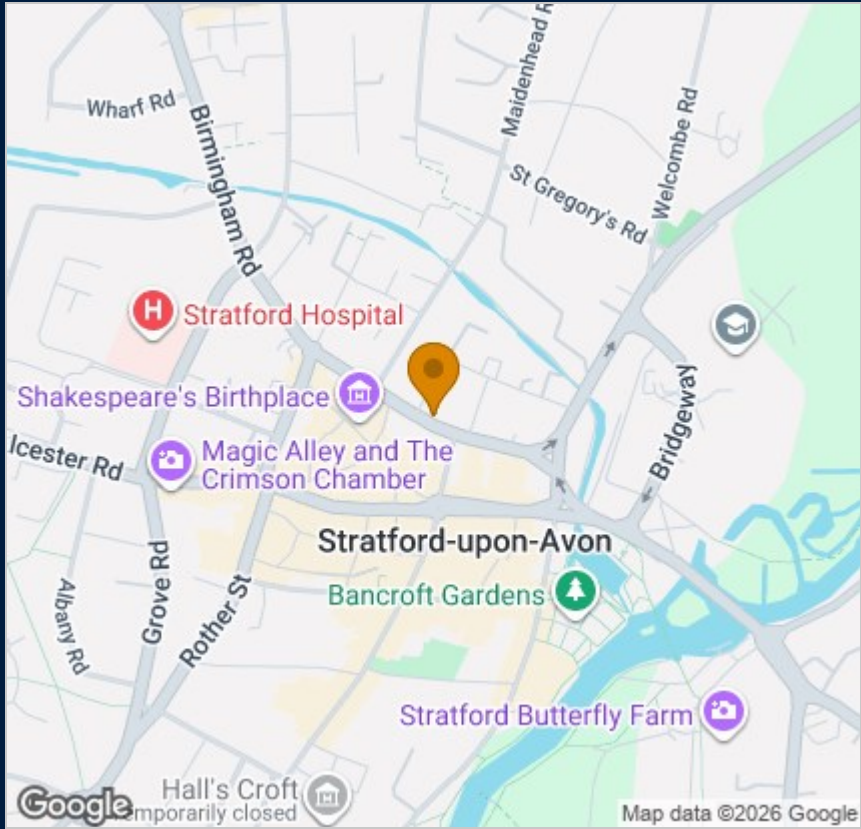
Tenure: Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

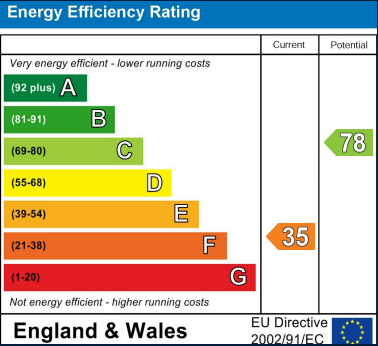
Floor Plan



Map



Energy Performance



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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.

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.

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