



**Gresley Close,**  
Stratford-upon-Avon, CV37 6EW

Jeremy  
McGinn & Co

# Available at Asking Price £475,000



Constructed in 2020 and being finished to excellent standard throughout, this striking semi-detached home (approx 1400 sq ft) sits prominently in the heart of the Arden Quarter development, ideally positioned to enjoy immediate access to the train station and town centre attractions and amenities. Benefiting from the remaining term of NHBC warranty, this really is a 'turnkey' home and in brief comprises:-

An inviting reception hall has stairs rising to the upper floors with storage under and a useful guest WC/cloaks. The front Living Room offers a spacious yet cosy space, whilst the fabulous open plan

Kitchen Dining Family Room spans the width of the rear of the property and is well equipped with a range of storage units, wooden work surfaces and integrated appliances including dishwasher, fridge/freezer, microwave, oven, induction hob and extractor hood.

There is a large central island, plentiful cupboard storage and a wonderful European laundry cupboard. The room is filled with natural light through glazed roof lights and an expanse of bi-folding doors, which open up on to the rear garden to give a fabulous 'indoor, outdoor' feel.

To the first floor, a central landing provides access to two spacious bedrooms; a spacious double and the main bedroom with Juliette balcony to rear, dressing area and stylish en-suite shower room. This level also benefits from a separate WC.

To the second floor, there are two further double bedrooms and a stylish family bathroom, which is fitted with a contemporary white suite and tiling.

Externally, there is an enclosed west-facing walled courtyard garden, with a patio area with porcelain tiles and a good-sized area of artificial turf and gated access to the front of the property. There is parking for 2 cars at the front of the property.

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are also advised that there is an annual service charge of £156.40



**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 within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



Money Laundering Regulations – Identification Checks

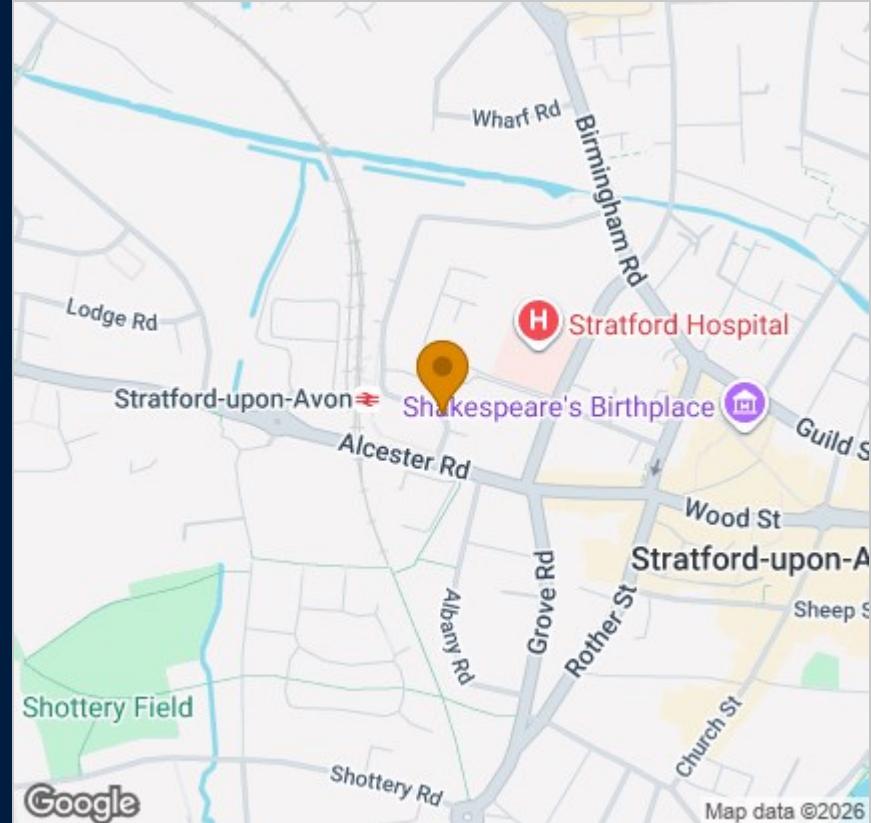
In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. 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.

# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	85	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.