



Connells

Maple Grove
Stratford-Upon-Avon

Maple Grove Stratford-Upon-Avon CV37 0DB

for sale offers over
£350,000



Property Description

Situated in a popular residential location on Maple Grove, Stratford-upon-Avon, this three-bedroom semi-detached home occupies a larger than average plot and offers an excellent opportunity for buyers looking to create their ideal family home. Positioned in a favourable spot within a quiet cul-de-sac, the property benefits from a driveway providing off-road parking, a generous rear garden, and is offered to the market with no onward chain.

The property provides a well-proportioned living space throughout, benefiting from an extended kitchen and open plan ground floor area, making it an ideal purchase for families, first-time buyers looking to upsize, or investors. The substantial plot and generous garden offer endless possibilities for outdoor living, entertaining, with plenty of scope for modernisation, extension and future development (subject to the necessary consents, previous planning permission for a large extension approved).

Conveniently located within walking distance of Stratford-upon-Avon town centre, residents can enjoy easy access to a wide range of shops, restaurants, schools, leisure facilities, and transport links. Combining a sought-after location, fantastic potential, and no onward chain, this property presents a rare opportunity not to be missed.

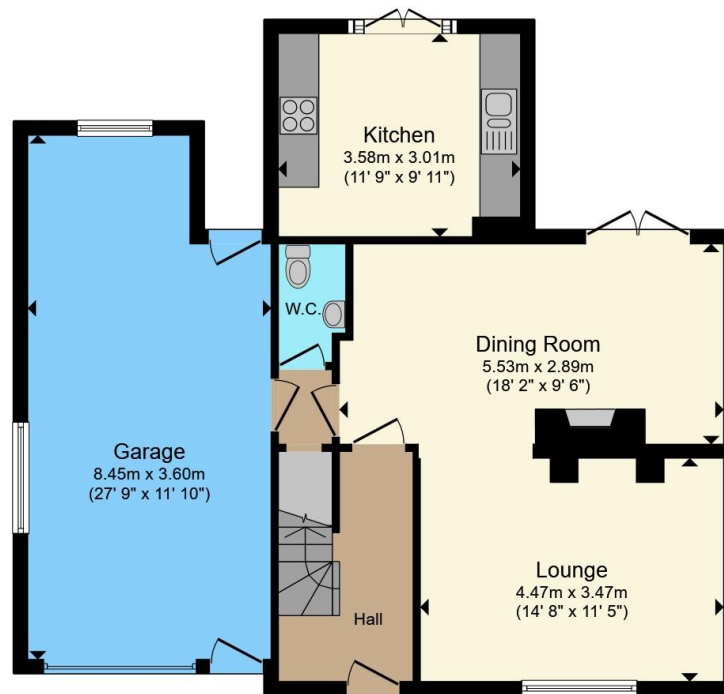
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

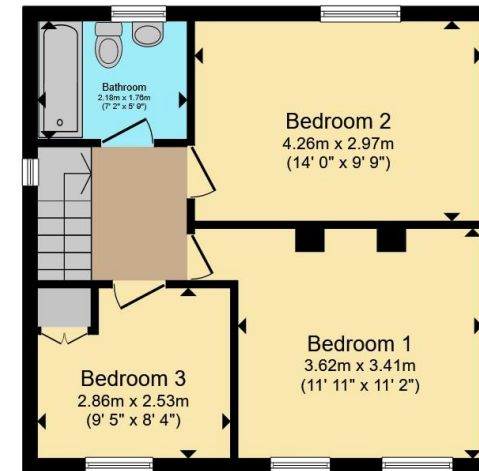








Ground Floor



First Floor

Total floor area 123.1 m² (1,325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STR108936



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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