



Deers Leap , Bishopton

Stratford-upon-Avon, CV37 0UP

Jeremy
McGinn & Co 

Available at Asking Price £425,000



Ideally positioned within a popular and established development on the north side of Stratford, this modern three-storey semi-detached home offers stylish and versatile accommodation, perfectly suited to contemporary family living. Particularly convenient for commuters, the property is within close proximity to Stratford Parkway train station and benefits from excellent access to local main road links.

The accommodation is thoughtfully arranged over three floors. On the ground floor, a welcoming entrance leads to a well-appointed bay-fronted kitchen, fitted with a range of modern units and ample workspace. To the rear, a spacious living dining room provides an ideal setting for both relaxing and entertaining, with direct access to the garden. A convenient ground floor WC completes the layout.

The first floor comprises three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working, together with a family bathroom fitted with contemporary sanitary ware.

Occupying the entire second floor, the impressive main bedroom suite provides a private retreat, featuring generous proportions and the added benefit of an en-suite shower room.

Externally, the property enjoys a walled rear garden, predominantly laid to lawn with a patio area ideal for outdoor dining and summer entertaining. To the side, there is a single garage and off-road parking for two vehicles, enhancing the practicality of this attractive home.

An excellent opportunity to acquire a well-presented and conveniently located property in a sought-after residential area.





Tax Band: E

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 with 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 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.

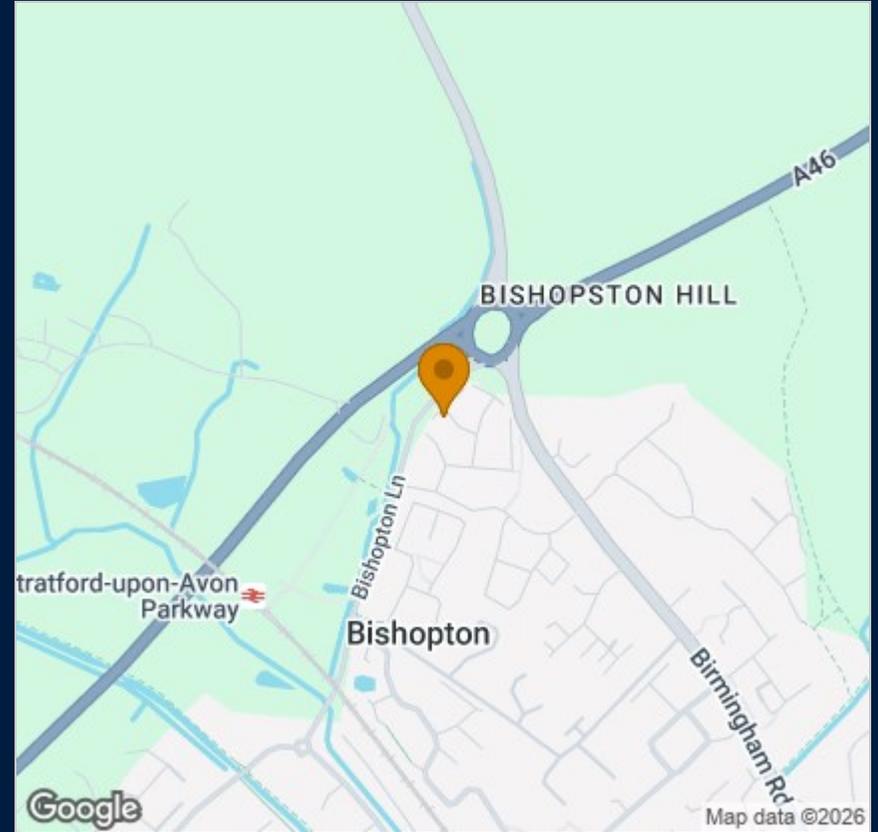
Floor Plan



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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Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	84
(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	

