



Grove Road,
Stratford-upon-Avon, CV37 6PB

Available at
Offers Over £575,000



A beautifully presented and sympathetically enhanced traditional townhouse, enviably positioned in the very heart of Stratford-upon-Avon, just a short stroll from an excellent selection of cafés, boutiques, bars and restaurants, together with the world-renowned Royal Shakespeare Theatre.

The current owners have an exceptional eye for design and style, having thoughtfully renovated and extended the property to create a superb contemporary home that perfectly complements its character and period charm. Ideal for those seeking a vibrant town centre lifestyle, the property offers spacious and versatile accommodation throughout.

Set behind a block-paved frontage providing off-road parking for two vehicles, the property benefits from gas central heating and attractive period-style double glazed sash windows. The well-appointed accommodation comprises a welcoming reception hall, guest cloakroom/WC, elegant front sitting room, additional sitting room, and the true heart of the home – a stunning open-plan kitchen/dining/family room. Beautifully fitted with a comprehensive range of integrated AEG appliances, this impressive space is flooded with natural light and features bi-fold doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are three generous double bedrooms together with a fourth single bedroom, ideal as a dressing room, nursery in addition to a fabulous family bathroom with period style fittings including a free standing bath, shower, high level WC and wash basin.

Outside, gated side access leads to a delightful and private rear garden, thoughtfully designed with entertaining in mind. A substantial terrace provides the perfect setting for al fresco dining and social gatherings, whilst the artificial lawn ensures year-round enjoyment with minimal maintenance.



Available at
Offers Over £575,000



This is a rare opportunity to acquire a stylish and beautifully maintained town centre home with parking for 2 cars.





Tax Band: E

Council: Stratford on Avon District Council

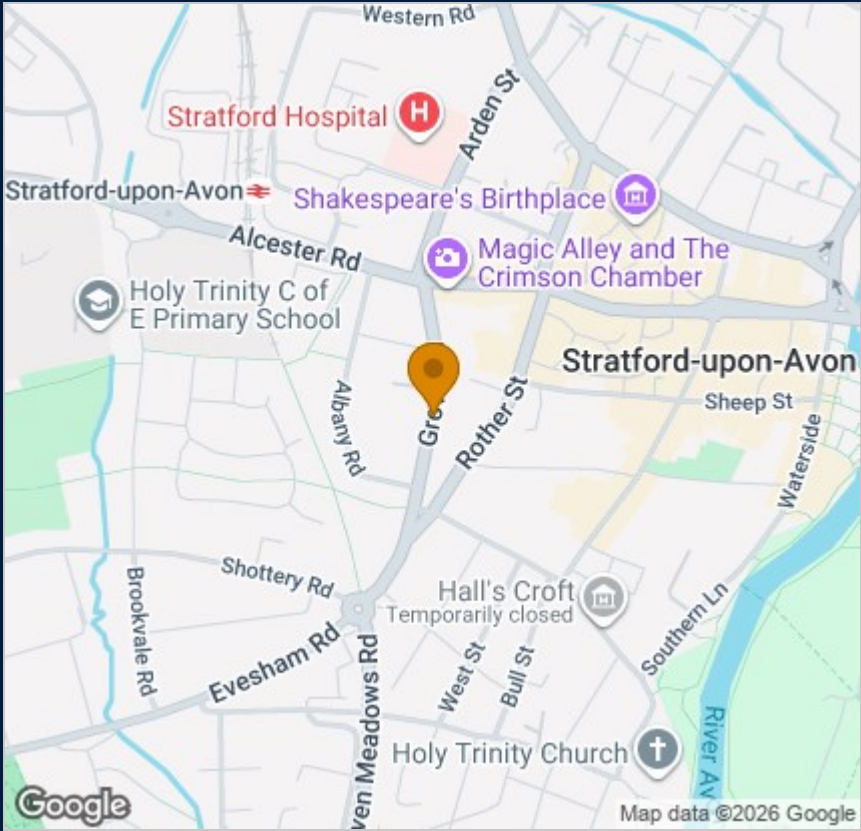
Tenure: Freehold

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.

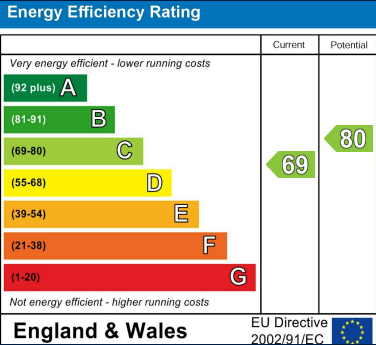
Floor Plan



Map



Energy Performance



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.

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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginns.com
www.jeremymcginns.com