



Masons Road ,
Stratford-upon-Avon, CV37 9NZ

Jeremy
McGinn & Co 

Available at Guide Price £400,000



A very substantial and pleasantly mature link-detached family home, situated within easy reach of the Town Centre to which there is a convenient walk along the canal towpath.

The property stands back from the road being approached via a generous block paved driveway offering parking or up to 4 cars. The accommodation is of good proportion and benefits from gas central heating & uPVC double glazing - Enclosed Porch, Hallway, Good Sized Living Room, Separate Dining Room, Re-fitted Kitchen including oven, hob, dishwasher & fridge/freezer, Conservatory, Landing, Three well-proportioned Bedrooms and Re-fitted Shower Room.

There is a good sized garage to the side together with a useful workshop & timber shed. The rear garden is enclosed and of good proportion.

Tenure: Freehold





Tax Band: D

Council: Stratford on Avon DC

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

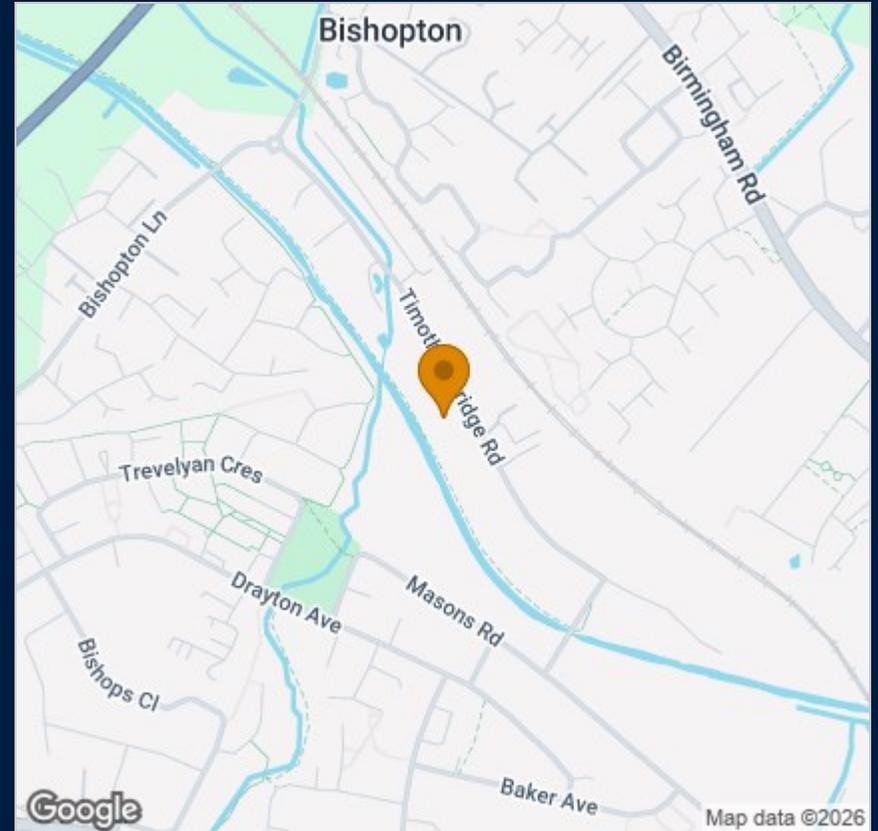
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To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



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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