Kendall Avenue,

Stratford-upon-Avon, CV37 6SQ

Jeremy McGinn &Co

Available at
Offers Over £275,000

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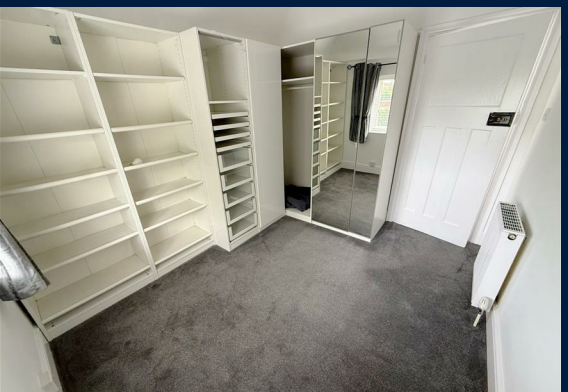
Situated in a popular cul-de-sac within easy walking distance of Stratford upon Avon town centre, this well-presented two-bedroom semi-detached home is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers, downsizers or investors.

The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious dual-aspect living room, featuring an attractive fireplace and patio doors opening onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The kitchen is fitted with a range of wall and base units and integrated appliances. The ground floor also benefits from useful understairs storage cupboard.

Upstairs, the property offers a particularly generous dual-aspect principal bedroom, flooded with natural light, alongside a second smaller double bedroom, currently arranged as a dressing room, and a family bathroom.

Outside, the rear garden has been designed for low-maintenance enjoyment, with a lawned area and patio terrace providing an ideal space for relaxing or entertaining. A real highlight is the rear gate, which opens directly onto the canal towpath, offering a pleasant walk and convenient access into the town centre. To the front of the property, a driveway provides off-road parking for two vehicles.



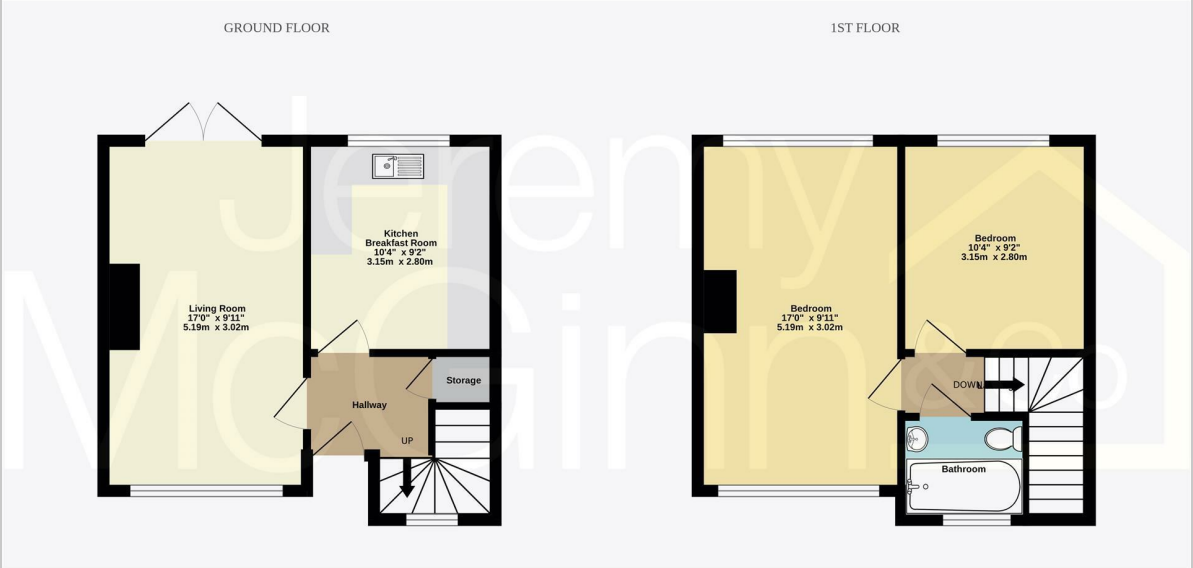
Tax Band: C

Council: Stratford District Council

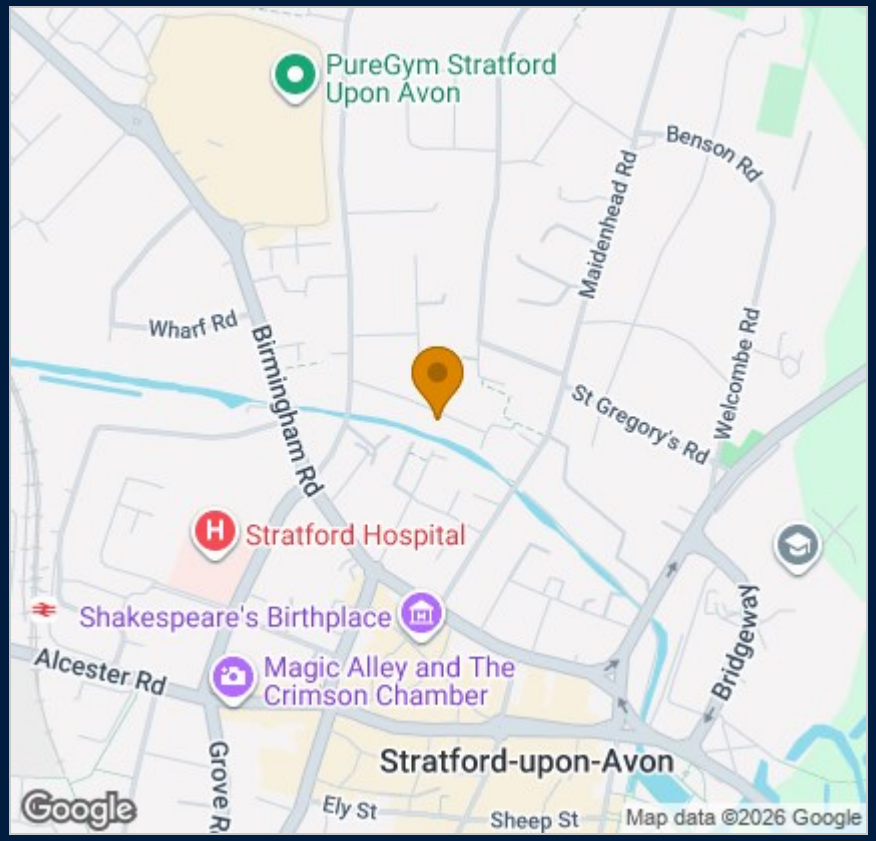
Tenure: Freehold

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.

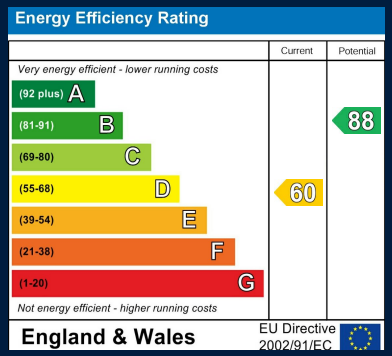
Floor Plan



Map



Energy Performance



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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.

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