



VAUGHANREYNOLDS
ESTATE AGENTS

21 Roebuck Road
Bisphopton, Stratford-Upon-Avon, CV37 0UR



The Property

Conveniently located in Bishopton, a popular setting for those wishing to enjoy easy access to the countless attractions and amenities at hand, this modern detached home affords well presented accommodation over three floors and is being offered with no upward chain. Being set back from the footpath, you enter the property and are greeted by a welcoming reception hall with WC and tiled flooring throughout. The breakfast kitchen is located to front, is fitted with a comprehensive range of storage and further enjoys a bank of integrated appliances. The living room is located to the rear, is filled with natural light through a window and French door set and further benefits from wood flooring throughout.

To the first floor, a central landing provides access to three good size bedrooms and a modern family bathroom. The main bedroom is located to the second floor, has a bank of bespoke furniture, and also has an equally well appointed en-suite shower room.

Externally, there is an enclosed garden laid mainly to lawn with paved edging and a terrace patio. There is a single garage with parking to the fore, located adjacent to the property.







The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





2



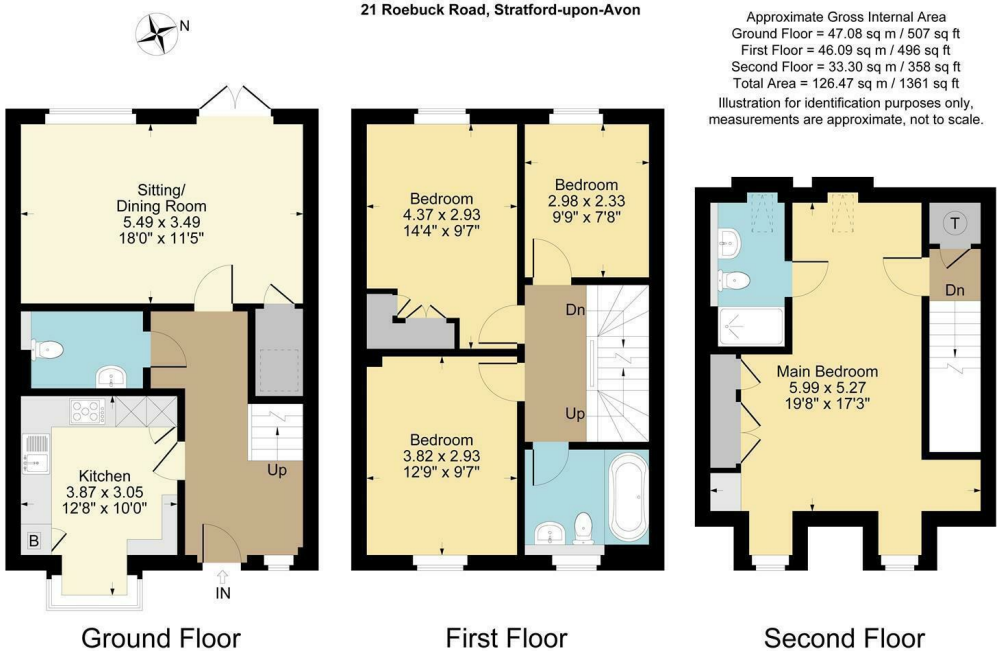
4



2



GENERAL INFORMATION



21 Roebuck Road, Stratford-upon-Avon

Approximate Gross Internal Area
 Ground Floor = 47.08 sq m / 507 sq ft
 First Floor = 46.09 sq m / 496 sq ft
 Second Floor = 33.30 sq m / 358 sq ft
 Total Area = 126.47 sq m / 1361 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band E

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	

VAUGHANREYNOLDS
 ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk