



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Curlew Close  
Stratford-Upon-Avon, CV37 9EF





## The Property

A chance to acquire a well presented three bedroom detached family home, located in this well regarded & peaceful cul-de-sac within easy reach of the Stratford-upon-Avon Town Centre. The property is conveniently situated just a short walk from Stratford Parkway train station and is within easy reach of local amenities including shops, local schools & main road links.

The property has been well maintained by the current owners and briefly comprises; a spacious open living/dining room with feature fireplace, through to a modern kitchen. The current owners have also had a conservatory added on to the property. The ground floor also houses a downstairs WC and access to the integral single garage.

The first floor, this superb home offers three double bedrooms. The principal bedroom benefits from a refitted en-suite shower room and there is a further family bathroom.

The private and enclosed rear garden is mainly laid to lawn for easy maintenance. To the front of the property there is off road parking which is large enough for 4 cars.











## 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.







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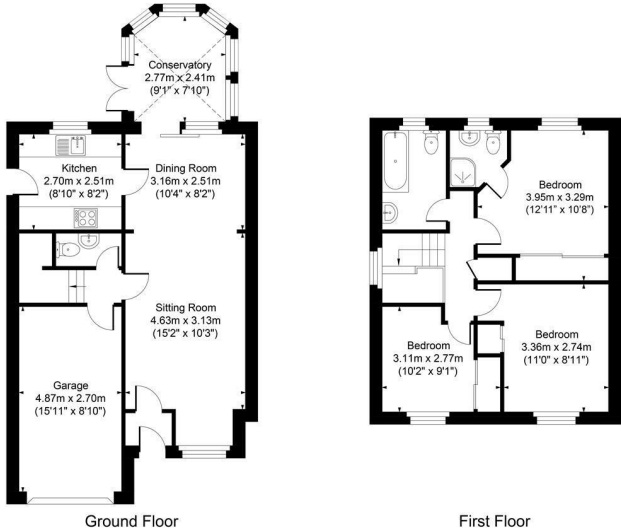
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# GENERAL INFORMATION

**10 Curlew Close, Stratford, CV37 9EF**  
 Main House Approx. Gross Internal Area- 89.34 sq.m. 962 sq.ft.  
 Garage Approx. Gross Internal Area- 13.15 sq.m. 142 sq.ft.  
 Total Approx. Gross Area- 102.49 sq.m. 1104 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ Denotes restricted head height  
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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.

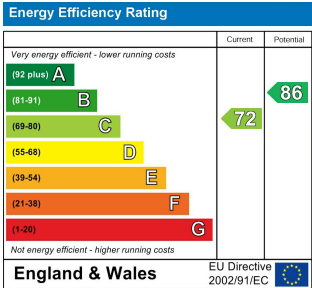
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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.

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