



**VAUGHANREYNOLDS**  
ESTATE AGENTS

17 Marlowe Road  
Trinity Mead, Stratford-Upon-Avon, CV37 7LY



## The Property

Located in a quiet backwater setting in popular Trinity Mead development, this imposing double fronted home boasts a spacious, modern interior and is ideally located to enjoy easy access to the local and wider facilities in Stratford upon Avon town centre which is just a short distance away. Internal viewing is recommended to appreciate the standard and scale of accommodation on offer which in brief comprises;

Entering, you are greeted by an inviting reception hall with guest cloaks, WC and stairs leading off. There is a generous lounge with dual aspect windows, bay to front, wood flooring and feature fireplace with real effect fire. There is a separate dining room which links through to a spacious conservatory, serving as a useful multi purpose space, enjoying views and access of the garden. The kitchen is well equipped with a range of storage, complimented by solid wood worksurfaces over and integrated stainless-steel appliances. From here, you can also access the garden.

To the first floor, a central landing provides access to three spacious bedrooms and the principal bathroom. The main bedroom enjoys a bank of fitted wardrobes and dressing area and a modern en-suite shower room

Externally, there is a private enclosed walled garden to side, landscaped to offer a low maintenance approach, with raised decked seating area, paved walkway and gravelled beds. There is gated access to the rear, leading to an en-block single garage with parking for 1 car in front.







## 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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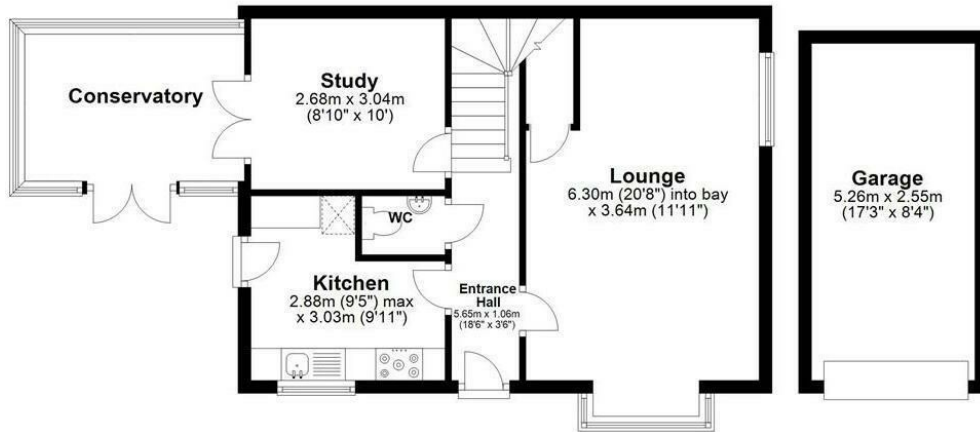


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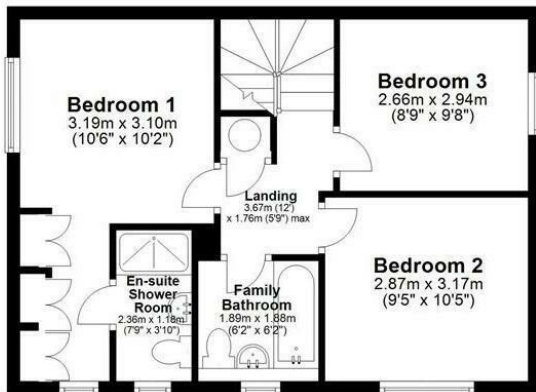
### Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



### First Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 112.4 sq. metres (1210.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

## GENERAL INFORMATION

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 D

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			
(81-91) B			87
(69-80) C		72	
(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	

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