



**VAUGHANREYNOLDS**  
ESTATE AGENTS

11 Brownlow Drive  
Stratford-Upon-Avon, CV37 9QS





## The Property

Ideally positioned to take advantage of the countless amenities and attractions available on foot, the property also enjoys a pleasant aspect to front, towards an open green space. Internal viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Entrance hall with double height vaulted ceiling and gallery landing above, with Velux roof light and panel doors off. Double doors open into the dining room/snug to the front of the property. Lounge with feature fireplace and patio doors open to the garden.. Kitchen/Dining Room includes a variety of matching wall and base units with roll-edge work surfaces, featuring a stainless steel sink and drainer. It has an integrated five-ring gas hob, electric double oven, and microwave. A fridge freezer and dishwasher are also fitted.

To the first floor, there are four good size bedrooms and a family bathroom with bath and shower. The main bedroom and guest bedroom both benefit from having en-suite shower rooms and three rooms have built-in wardrobes

Externally, there is a pleasant, enclosed garden to rear, with a generous terrace area overlooking an expanse of artificial lawn, enclosed by mature planting and an ideal space for alfresco dining.

To the front of the property, a spacious block paved driveway provides ample parking and access to a single garage.







## The Location

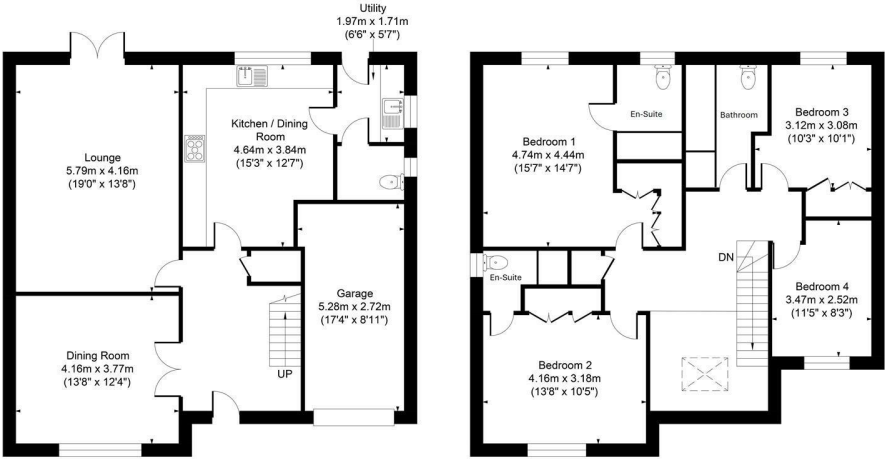
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides 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.



# GENERAL INFORMATION

**11 Brownlow Drive, Stratford Upon Avon**  
 Total Approx. Gross Area:- 177.8 sq.m. 1914 sq.ft.



Ground Floor First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [---] Denotes restricted head height  
 www.dmlphotography.co.uk

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.

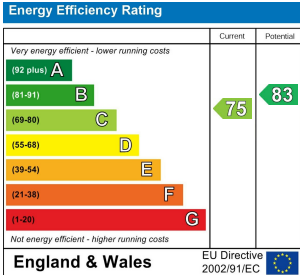
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band G

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