



VAUGHANREYNOLDS
ESTATE AGENTS

47 Shelbourne Road
Stratford-Upon-Avon, CV37 9JP



The Property

Ideally positioned on the edge of town, nestled within an established residential location, this attached home has been thoughtfully altered and modernised by the current owners, increasing the space available and flexibility of layout which should serve a variety of buyers needs.

Being set back from the road beyond a sloping driveway, private parking is provided and a shared access point to the detached garage to rear. The internal accommodation is accessed to the side and in brief comprises; A reception hall with panel doors off to a pleasant sitting room with inset log burner, wood flooring, large window to front and stair leading off with under storage. The kitchen is well equipped with a range of storage, complimented by contrasting wooden worksurfaces over, inset Belfast sink and space for white goods. A breakfast bar also provides space for occasional dining. There are two further ground floor rooms, which could serve as bedrooms or a mixture of bedroom and additional reception space. This is accompanied by a modern ground floor bathroom complete with panel bath with shower over, low level WC and a wash hand basin in vanity unit.



To the first floor, a further impressive main bedroom boasts vaulted ceilings, exposed feature brickwork and timbers and a stylish en-suite shower room.





Externally, there is a generous mature garden to rear, laid mainly to lawn with established beds and borders, vegetable garden and path leading to a discrete upper garden with useful detached timber garden lodge, an ideal space for home working or hobbies. The garage is detached, has an up and over door to front and personnel door to the rear.

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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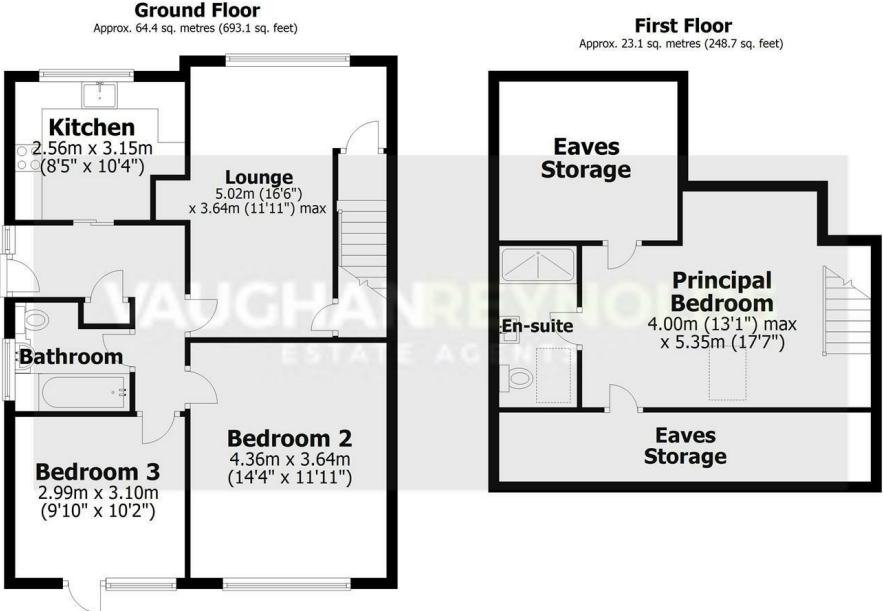
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GENERAL INFORMATION



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

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 C

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	48	
(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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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk