



VAUGHANREYNOLDS
ESTATE AGENTS

9 Gresley Close
Stratford-Upon-Avon, CV37 6EW



The Property

Constructed in 2020 by Orbit Homes, and being finished to excellent standard throughout, this striking end of terrace home sits prominently in the heart of the Arden Quarter development, ideally positioned to enjoy immediate access to the train station and town centre attractions and amenities. Benefiting from the remaining term of NHBC warranty, this turnkey home is also being offered with no upward chain, and in brief comprises.

An inviting reception hall has stairs rising to the upper floors with storage under, a guest WC/cloaks and tiled flooring throughout. The kitchen is well equipped with a bank of storage with sleek door fronts and square edge worksurfaces over, incorporating a bank of integrated appliances and dual sink unit with mixer tap. The core living space is located to rear and is filled with natural light through an expanse of bifolding doors and glazed roof lights. This multi-functional space serves well as a relaxed seating and dining area.

To the first floor, a central landing provides access to two spacious bedrooms and a stylish family bathroom, which is fitted with a contemporary white suite and tiling.

The main bedroom is located to the second floor and provides a suite like arrangement of space, divided into a generous bedroom with Juliette balcony to rear, dressing area and stylish en-suite shower room. An excellent space that leaves a lasting impression.

Externally, there is a due west facing enclosed walled courtyard garden, with paved seating area, gravel beds and personnel gate providing access to two allocated parking spaces to 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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GENERAL INFORMATION

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Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft



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

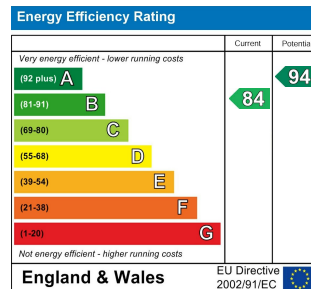
Tenure: The property is Freehold with vacant possession upon completion of the purchase. There is an annual estate charge of £239.00 per annum (2024-2025).

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

Local Authority: Stratford, Council Tax Band F

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