



VAUGHANREYNOLDS
ESTATE AGENTS

12 Quail Close
Bishopton, Stratford-Upon-Avon, CV37 9FF



The Property

Ideally located in an established residential development on the fringe of Stratford upon Avon town centre, this detached home provides a turn key opportunity for those wishing to be within easy access of the town centre and countless attractions and amenities at hand. Set at the head of quiet close, adjacent to a mature leafy green, this family home is being offered with no upward chain and in brief comprises;

A reception hall with WC, has stairs rising to the upper floor and panel doors off. The lounge is a generous space, with bay window to front, window to side and a feature fire place. There is a separate dining room, which links through to a spacious conservatory

The kitchen is well equipped with a comprehensive range of storage and is complimented by contrasting work surfaces over and bank of appliances. From here, you can also access the garden.

To the first floor, a central landing with airing cupboard provides access to four spacious bedrooms, a family bathroom and separate WC. The main bedroom also benefits from an en-suite shower room.

Externally, there is a pleasant enclosed garden to rear, laid mainly to lawn with a wealth of semi mature shrubs and plants throughout, and a terrace patio providing the perfect space to enjoy alfresco dining. There is gated access to the front, where a driveway provides ample off road parking and access to the integral 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.





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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.

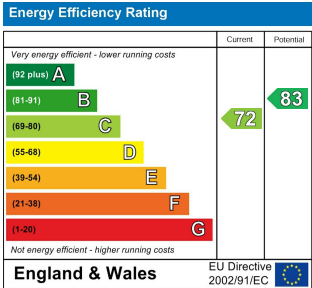
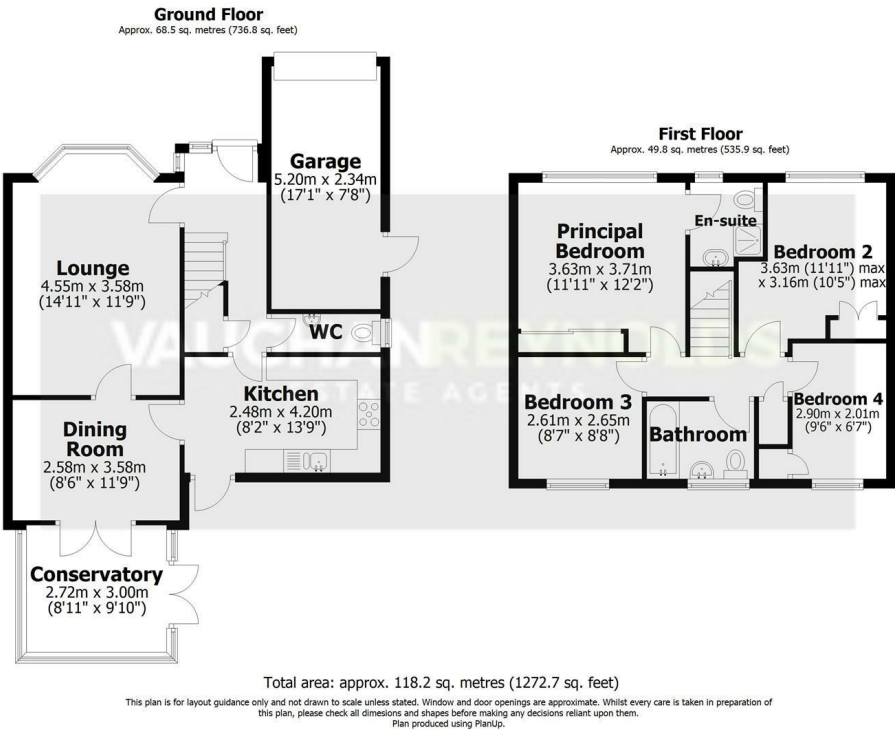
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band 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.

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.



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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk