



VAUGHANREYNOLDS
ESTATE AGENTS

131 Shipston Road
Stratford-Upon-Avon, CV37 7LW



The Property

Constructed in 1980/81 by a local independent builder, this individually designed detached home occupies a prominent position in a highly sought after location, moments from the Tramway, affording easy access into Stratford upon Avon Town centre and the countless attractions and amenities at hand

Offering spacious accommodation over two floors, being presented well but soon to be in need of modernisation, this versatile home is being offered with no upward chain. In brief, the accommodation comprises:

Entering the property via the rear, you proceed through a lobby into a generous breakfast kitchen. Fitted with a bank of storage, a range of integrated appliances and providing space for a table and chairs, you then proceed through to a formal dining room. The lounge is a great space, enjoys dual aspect windows, feature fire place and internal door to an inner hall. Providing space for a study area, stairs rise to the upper floor and patio doors also lead off to a generous conservatory.

To the first floor, a central landing provides access to three double bedrooms and a modern bathroom/shower room.

Externally, the property sits well within its established plot, with gardens to three sides. There are various areas of lawn, gravelled beds and a paved terrace patio, surrounded my mature shrubs and trees to boundary. An elevated slope contains further shrubs and flowers and abuts the Tramway. Security fencing with personnel gate leads to a block paved parking area, providing ample off road parking and access to a detached 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.

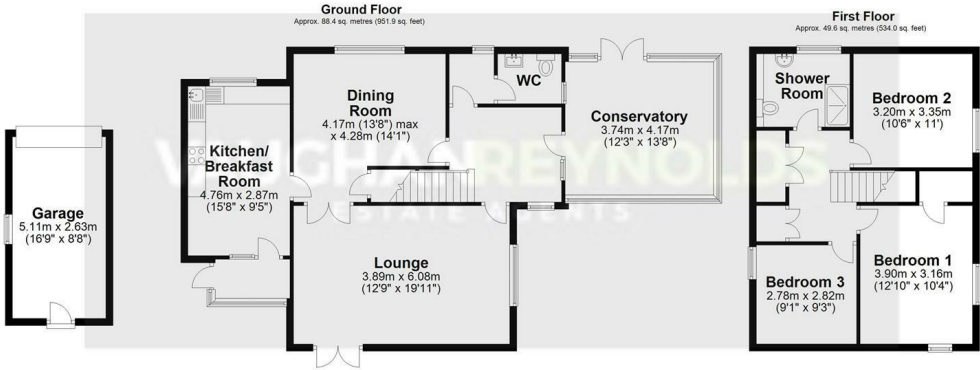
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford Upon Avon, Council Tax Band

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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Total area: approx. 138.1 sq. metres (1486.0 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. Plans produced using PlanIt3D.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(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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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk