



**VAUGHANREYNOLDS**  
ESTATE AGENTS

34 West Green Drive  
Stratford-Upon-Avon, CV37 9HZ



## The Property

Tucked away in a well-established residential setting on the edge of the ever-popular Stratford-upon-Avon, this well-proportioned ground floor maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently positioned within easy reach of local amenities and transport links, the property combines comfort, practicality, and outdoor space.

Set back from the road behind a mature fore garden, the home enjoys a pleasant sense of privacy. A private entrance opens into a welcoming reception hall, complete with a useful storage cupboard—ideal for everyday essentials

The accommodation flows into a generous living room, providing a bright and comfortable space for relaxation or entertaining. The fitted kitchen is well-equipped and benefits from direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

There are two well-proportioned bedrooms, both offering ample space for furnishings, along with a family bathroom fitted with a clean, modern white suite. This includes a panelled bath with shower over, WC, and wash hand basin.

A standout feature of this home is the private rear garden—an increasingly valuable addition—offering a great space for outdoor dining, gardening, or simply unwinding. The garden is further complemented by two brick-built stores, providing excellent additional storage.





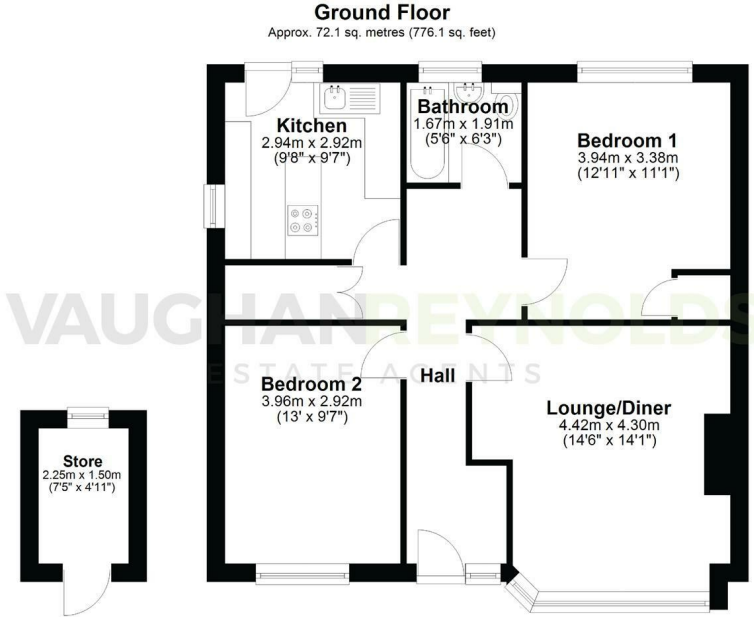
Offered for sale with an upward chain, this charming maisonette presents a fantastic opportunity to secure a home in a sought-after location with the added benefit of private outdoor space.

### 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



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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 Leasehold with 93 years remaining. Vacant possession upon completion of the purchase. Ground rent £2.50 per quarter. Service Charge: £212.78 per quarter.

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

Local Authority: Stratford, Council Tax Band B

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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