



VAUGHANREYNOLDS
ESTATE AGENTS

76 Wetherby Way
Stratford-Upon-Avon, CV37 9LU



The Property

Situated in a peaceful cul-de-sac, this three storey townhouse offers a versatile range of living spaces across its three floors. Its prime location allows residents to easily access all of Stratford-Upon-Avon's attractions and amenities on foot. Built in the early 2000s, this property is now available for sale without any upward chain.

Upon entering the front door, you will find yourself in the welcoming entrance hall. The lounge boasts a bay window at the front, allowing ample natural light to fill the room. The kitchen/dining room features a one and a half bowl single drainer sink unit with taps over, as well as cupboards beneath. Additional cupboards and work surfaces provide plenty of storage and preparation space. The kitchen is equipped with a five-ring gas hob, stainless steel splashback, and filter hood. It also includes built-in oven and grill, microwave, dishwasher, washing machine and fridge/freezer. The tiled floor adds a touch of elegance, and there is an understairs storage cupboard for your convenience.

Moving up to the first floor, you will find Bedroom 2, complete with fitted wardrobes, and Bedroom 3. The bathroom on this floor features a WC, wash basin, bath with shower screen, and shower over. Downlighters and tiled splashbacks enhance the overall aesthetic. Continuing up the stairs to the second floor, you will reach the landing, which provides access to the roof space and an airing cupboard housing the pressurized hot water cylinder. The bedroom on this floor includes a dressing area with fitted wardrobes and a window. The adjacent shower room offers a WC, washbasin, shower cubicle, tiled splashbacks, heated towel rail, and downlighters.







The rear garden is paved and enclosed by wooden fencing. It also features gated access to a shared drive, leading to a parking space designated for this property. Additionally, there is access to a garage equipped with light and power.

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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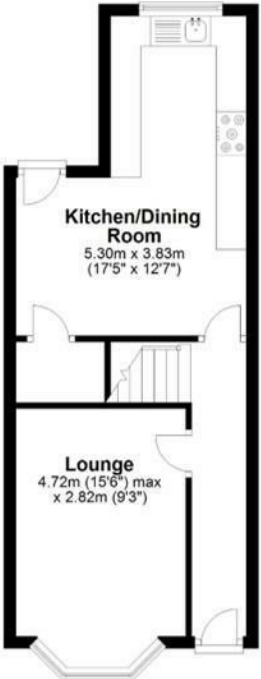


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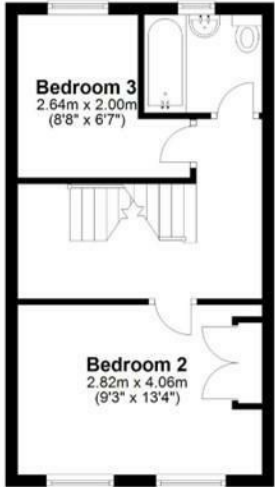


GENERAL INFORMATION

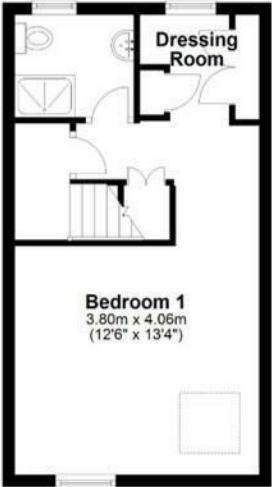
Ground Floor
Approx. 35.4 sq. metres (381.5 sq. feet)



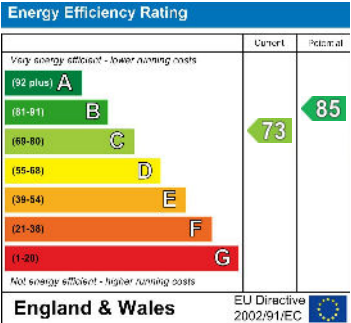
First Floor
Approx. 30.8 sq. metres (331.9 sq. feet)



Second Floor
Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)



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

N.B.: The garage is located en-bloc and is retained on a 999 year lease (from 2002). The owners of the property are liable for 1/3rd contribution towards the annual buildings insurance for the garages and coach house apartment, located above and a peppercorn rent of up to £1.

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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