



VAUGHANREYNOLDS
ESTATE AGENTS

23 Woodlands Road
Stratford-Upon-Avon, CV37 0DH



The Property

This post war end of terrace home is situated within a popular convenient location, just a short distance from Stratford upon Avon town centre and the wider amenities and attractions at hand. Being set back from the road beyond a generous frontage, this deceptively spacious home has recently undergone a comprehensive refurbishment, including new wiring, plumbing, kitchen and bathroom. The stylish finish and choice of fittings should appeal to a wide mix of buyers and afford an immediate turn key opportunity. In addition, the property is being offered with no upward chain.

Entering the property, you are greeted by a light and airy reception hall with Karndean flooring throughout, stairs rising to the upper floor with storage under and part glazed panel doors off. The lounge has double opening doors to the garden and a feature fireplace with flagstone hearth and oak mantle over.

The dining kitchen is a great space, filled with natural light through dual aspect glazing and designed to afford a more social approach to mealtimes and hosting guests. There is ample space for either a relaxed seating area or more formal dining, accompanied by a breakfast bar for occasional dining. The kitchen is well equipped with a bank of storage, contrasting door fronts and integrated appliances to include a double oven, induction hob with down draft extractor, fridge, freezer and dishwasher. An inner door then leads to a side lobby, providing access to the front and rear of the property and further to a useful storeroom, WC/Cloaks and spacious utility room.

To the first floor, a central landing with loft access and window to front has a concealed Worcester Bosch combination boiler. Panel doors lead off to three bedrooms and a stylish bathroom. Fitted with a contemporary white suite comprising a 'P' shaped bath with thermostat shower over, wash hand basin in vanity unit, low level WC and contrasting splash back tiles.







Externally, the property occupies a generous plot and enjoys a dual southwest orientation to rear which is laid mainly to lawn with well stocked herbaceous borders and a paved terrace affording the ideal space to enjoy alfresco dining in the summer months. To the front of the property a tarmac drive provides ample off-road parking adjacent to the well-stocked garden.

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.

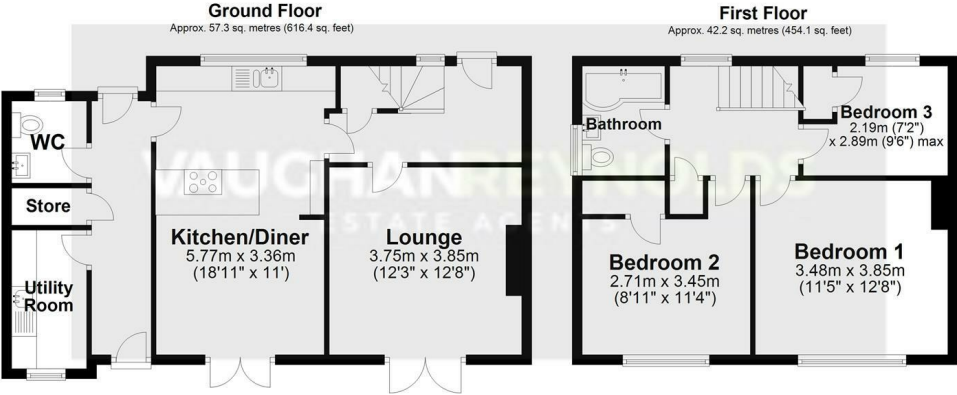
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band C

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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Ground Floor
Approx. 57.3 sq. metres (616.4 sq. feet)

First Floor
Approx. 42.2 sq. metres (454.1 sq. feet)

Total area: approx. 99.5 sq. metres (1070.5 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(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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