



**VAUGHANREYNOLDS**  
ESTATE AGENTS

2 Morello Close  
Stratford-Upon-Avon, CV37 9RR





## The Property

Located within the sought after Trinity Fields development in Bishopton. This newly constructed detached home has been stylishly appointed and finished with a handful of additional extras affording the opportunity of a turn key home. The modern finishes through are widely appealing, as is the generous garden to rear. The property also benefits from a 10 year NHBC warranty

Being set back from the road beyond a lawned fore garden, the flanked path leads to a covered entrance. Entering the property, you are greeted by an inviting reception hall, with storage cupboard, cloaks and a guest WC. Proceed through to a generous, newly carpeted sitting room, with French doors leading to the garden. The heart of this home is the impressive open plan family dining kitchen. Well equipped with a bank of storage, integrated appliances and contrasting worksurfaces, the space flows seamlessly to a space suitable for both dining and relaxed seating.

To the first floor, a central landing with airing cupboard, provides access to three newly carpeted double bedrooms and stylish bathroom, fitted with a modern white suite, complimentary Porcelanosa tiles and a shower over bath. The main bedroom also benefits from an equally well appointed ensuite shower room, complete with an oversize shower enclosure and herringbone pattern flooring





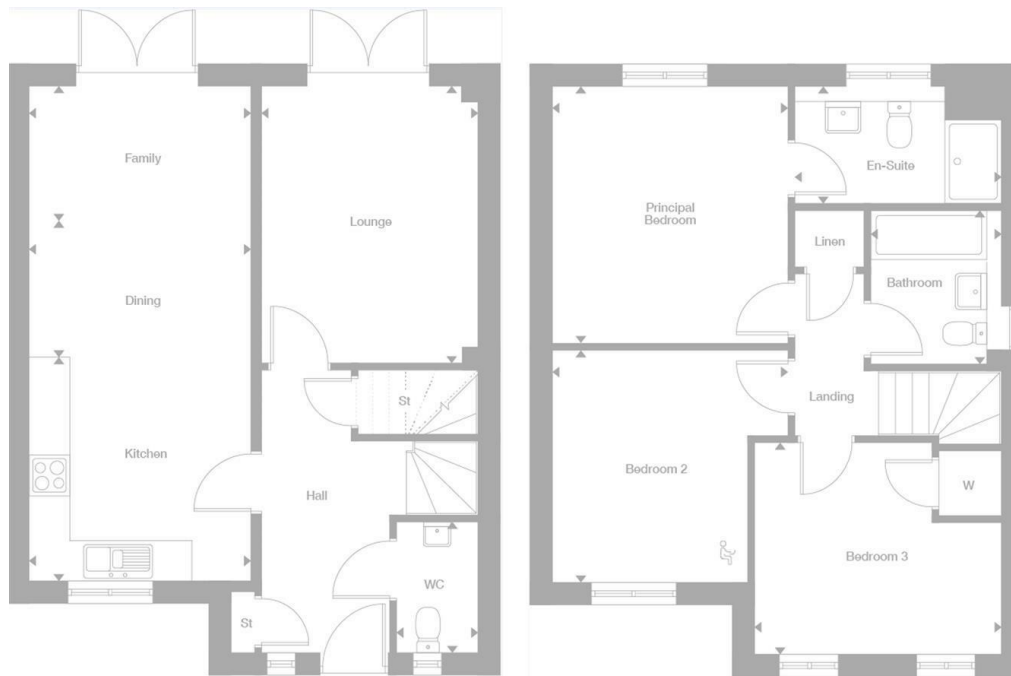
Externally, this particular plot benefits from a generous enclosed garden, laid to lawn with a terrace patio linking the rear reception spaces and a side gate, leading to a tandem parking area and single garage.

#### 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.





Total Area: approx.  
102 sq. metres  
(1097 Square Feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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		

## 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. There will be an estate charge for the upkeep of the public open spaces. Fee to be determined.

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

Local Authority: Stratford, Council Tax Band New Build

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