



VAUGHANREYNOLDS
ESTATE AGENTS

3 Tyler Street
Stratford-Upon-Avon, CV37 6TY



The Property

Nestled within one of Stratford-upon-Avon's most sought-after town centre locations, 3 Tyler Street is a charming end-of-terrace home that perfectly combines period character with modern-day practicality. Forming part of an attractive terrace of similar homes, the property enjoys the rare advantage of being just a short stroll from the town's renowned restaurants, theatres, independent shops and riverside walks, making it an exceptional choice for those seeking a permanent residence, stylish second home or investment opportunity.

Beautifully presented throughout, the property has been thoughtfully extended to create the generous open-plan dining kitchen that today's buyers desire, transforming the rear of the home into a wonderful everyday living and entertaining space. Complemented by a delightful garden and tasteful décor throughout, this is very much a turnkey home ready to be enjoyed from day one.

The accommodation begins with a welcoming reception hall, where stairs rise to the first floor and a door leads into the cosy sitting room, a charming retreat featuring a fireplace and window overlooking the front elevation. To the rear, the home opens into an impressive open-plan living, dining and kitchen area, offering an abundance of space for cooking, dining and relaxing, with direct access to the garden beyond. A useful cellar provides additional storage.

The first floor is arranged around a central landing, giving access to two well-proportioned double bedrooms, a beautifully appointed family bathroom and separate WC, finished in a contemporary style.







Outside, the rear garden is a particular highlight. Enclosed in part by attractive brick walls, it has been thoughtfully landscaped with a generous lawn, decked seating terrace and well-stocked planted borders, creating a private and inviting outdoor space. A gated side access leads conveniently to the adjoining street.

Parking is available on street, with residents' permits obtainable through Stratford-on-Avon District Council at approximately £25 per annum.

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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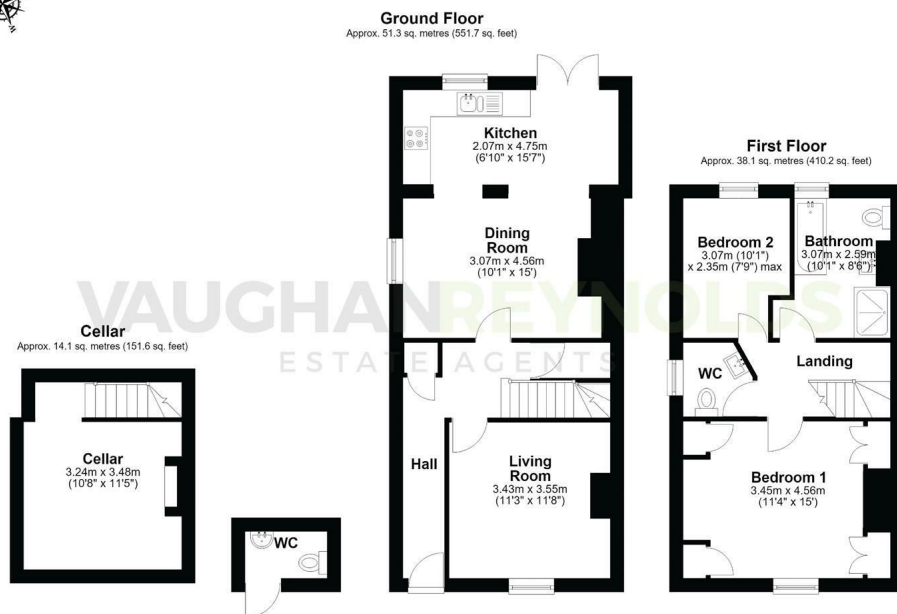


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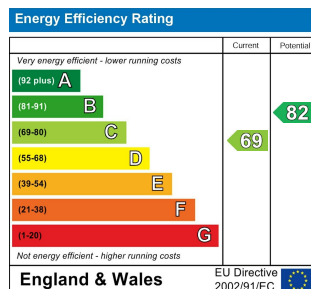
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Total area: approx. 103.4 sq. metres (1113.4 sq. feet)

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.



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. N.B. Some of the images used may have been enhanced using AI.

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

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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