



VAUGHANREYNOLDS
ESTATE AGENTS

47 Meadow Close
Stratford-Upon-Avon, CV37 9PX



The Property

47 Meadow Close is a well-presented and surprisingly spacious mid-terrace home, occupying a pleasant leafy setting within walking distance of Stratford town centre, train station and Shotton. Light, airy and ready to move into, the property offers an appealing opportunity for first-time buyers, downsizers or those seeking a well-located buy-to-let investment.

A welcoming reception hall has a useful cloaks cupboard, stairs rising to the first floor and doors leading to the principal ground floor rooms. The living room is a particularly generous and comfortable space, finished with laminate flooring and opening through double doors into a pleasant rear conservatory. Providing valuable additional living space, this versatile room works equally well as a dining area, garden room or place to relax, with views and direct access onto the rear garden.

The breakfast kitchen is similarly well proportioned, with a good range of fitted storage, space for appliances and ample room for a breakfast table. Tiled flooring provides a practical finish, while further double doors open directly onto the garden, creating an excellent connection with the outside space.

To the first floor, a bright central landing with a window to the front and useful airing cupboard leads to two good-sized double bedrooms, both enjoying pleasant views over the rear garden. These are served by a well-appointed bathroom, complete with bath, separate shower enclosure, WC and wash hand basin.

Outside, the enclosed rear garden has been arranged to provide several areas for relaxing and entertaining, including paved and decked terraces ideal for outside dining, a raised lawn with planted borders and a further seating area beyond. A rear gate provides convenient access to the parking area.





To the front, a pathway leads through an attractive lawned frontage to the house, where a useful brick-built store provides additional practical storage

With its spacious accommodation, pleasant setting and convenient position close to Stratford-upon-Avon, 47 Meadow Close represents an excellent ready-to-enjoy home with broad appeal.

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.

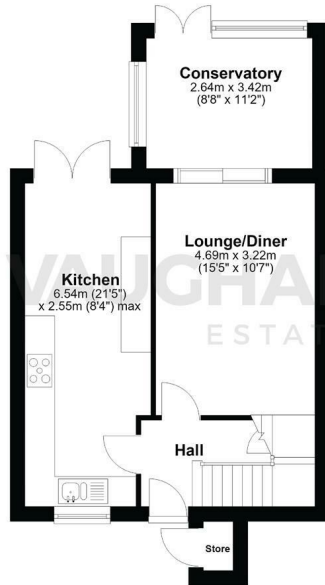
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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.





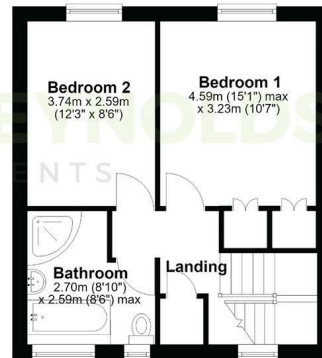
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 86.4 sq. metres (930.3 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. NB. Some of our images 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 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			57
(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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