

DRAYTON AVENUE STRATFORD-UPON-AVON WARWICKSHIRE



An opportunity to acquire this semi-detached family home, offered to the market with no upward chain and enjoying exceptional potential for extension, subject to the necessary planning consents. Occupying a desirable position with open green space to the side elevation, the property is ideally located within easy walking distance of a local primary school, shops, mini supermarket and public house. The accommodation briefly comprises: An entrance hall, spacious lounge, breakfast kitchen, three bedrooms and a modern shower room. Externally, the property benefits from tandem driveway parking, an extensive fore garden, a side garage with WC, and a beautifully sunny aspect rear garden. EPC – C.

£325,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
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119 Drayton Avenue, Stratford-upon-Avon, Warwickshire, CV37 9PB

Lounge



Bedroom One

Breakfast Kitchen



Bedroom Two



Rear Garden



Bedroom Three



Shower Room



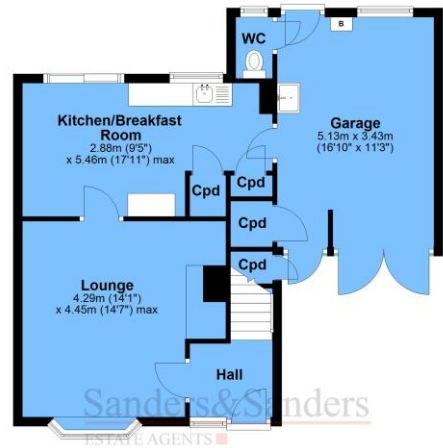
Side Garage



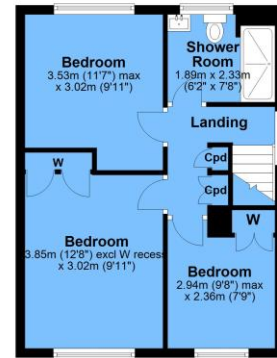
Ariel Shots of Location



Ground Floor
Approx. 58.2 sq. metres (626.7 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.4 sq. feet)



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.