



JUST SECURITY

HAWTHORN COTTAGE



# FOR STARTERS



OFFERS IN EXCESS OF  
£325,000

## MAIN COURSE

**\*\* No Onward Chain \*\***

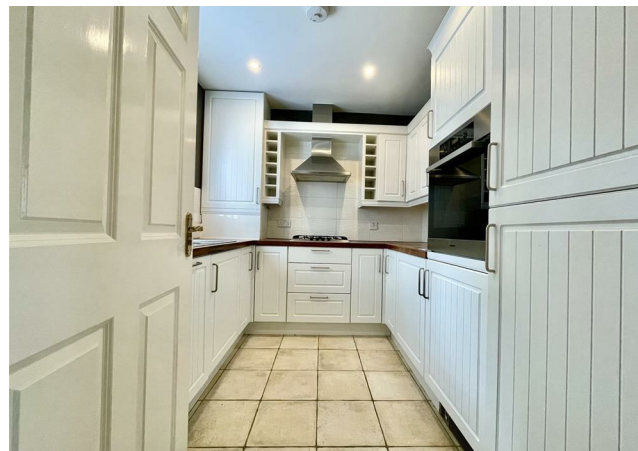
Positioned in a tucked away location off the Alcester Road, this attractive mid-terraced home, constructed in 2002 by Antler Homes is part of a small modern development and offers easy access to all of the local amenities in Stratford-upon-Avon, including motorway and rail network links. Offering a surprising and impressive 979 square feet of living space, this three-bedroom property features spacious and well-presented accommodation. To fully appreciate what this property has to offer, we would strongly advise an in person viewing!

The ground floor comprises of a reception hall with a cloaks cupboard, WC, ground floor shower room, and a beautiful staircase leading to the upper floor. The front kitchen is fitted with a comprehensive range of storage units, contrasting work surfaces, and integrated appliances, including a dishwasher, oven, four-ring hob, extractor hood, and fridge.

The property has bespoke plantation shutters to the front which add elegance and privacy. At the rear, the bright living room benefits from two sets of French doors and a central window, offering garden views and versatility for lounge and dining spaces.

Upstairs, a central landing with a large Velux window, provides access to three good-sized bedrooms, all with vaulted ceilings, and the main and guest bedrooms feature fitted wardrobes.

The bathroom includes a panel bath, low-level WC, and pedestal wash hand basin in matching white fixtures. Externally, the south-west facing garden is low-maintenance, with a paved seating area overlooking raised beds with mature shrubs and trees. The front of the property includes a single garage with electrics and also off-road parking.





Stratford-upon-Avon, famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, attracts nearly four million visitors annually. The prosperous riverside market town offers historic buildings, a variety of shops, fine restaurants, excellent schools, and ample recreational amenities, including golf courses, a swimming pool, a leisure centre, a racecourse, the nearby North Cotswold Hills, and the River Avon for angling and boating enthusiasts. Excellent transport links include regular train services to Birmingham Moor Street and London Marylebone, with junction 15 of the M40 motorway approximately 15 minutes away. Birmingham International Airport, the National Exhibition and Agricultural Centres, and the International Convention Centre are within an hour's travel, and business centres such as Warwick, Leamington Spa, Coventry, Evesham, Redditch, and Solihull are easily accessible.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - C



TBC



Mains Services



Heating System  
TBC



TBC

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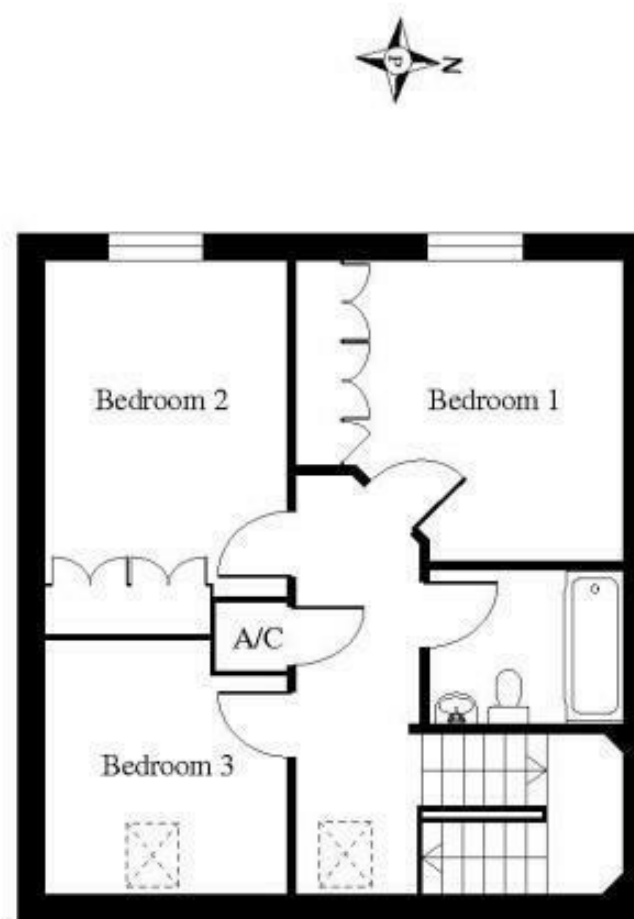






First Floor

Area Approx: 979 sq ft 91 sq m  
Floor plans are for illustration  
purposes and are not to scale.  
PYM 01926 409428 2014



First Floor

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