



# FOR STARTERS



OFFERS IN EXCESS OF  
£325,000

## MAIN COURSE

A rare opportunity to acquire a charming end-terrace cottage in the highly sought-after village of Shotton, just a stone's throw from Stratford-upon-Avon Town Centre.

This stylish two-bedroom home is part of an exclusive development of only four properties, built in 2003.

The ground floor features a functional kitchen with a well-designed range of fitted units, integrated appliances, and ample workspace. There is also a convenient downstairs cloakroom and a spacious living/dining room with a feature fireplace and double patio doors leading to the rear garden.

Upstairs, there are two double bedrooms, both with built-in wardrobes. The master bedroom includes a three-piece en-suite shower room. Additionally, there is a family bathroom complete with a WC, wash basin, and a shower over the bath.

The property is decorated in a neutral colour palette and well presented throughout, offering a blank canvas to put your own stamp on it.

The front of the property boasts a charming communal courtyard with allocated parking set back from the road. The rear offers a sunny, south-facing private garden which is easy to maintain, accessible from the patio doors in the lounge. There is also a handy



storage shed and practical side access. Offering a tranquil haven for relaxation with minimum upkeep.

A superb location just a short walk from the town centre with all of the towns amenities. Shottery fields are also close at hand for recreation and the train station is within easy walking distance.

Viewing is strongly advised.

Offered with NO ONWARD CHAIN.  
Please Note: Previous Marketing Images Used.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - C



South Facing



Mains Gas, Electric &  
Drainage

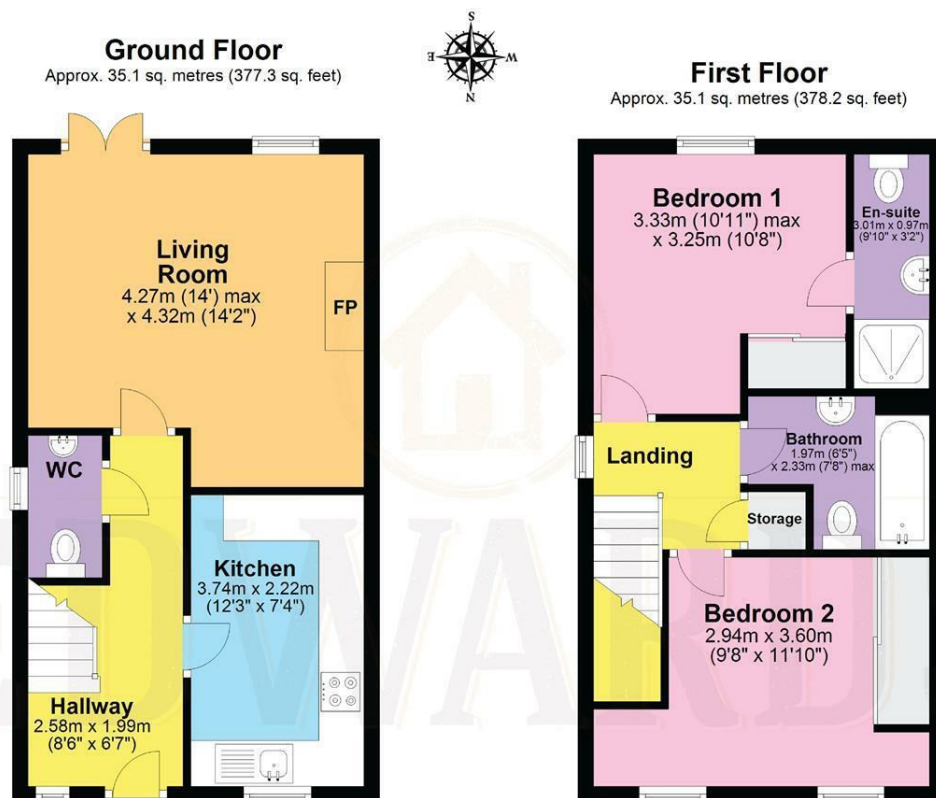


Gas Central Heating  
System



Holy Trinity C of E  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
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Total area: approx. 70.2 sq. metres (755.5 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.

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