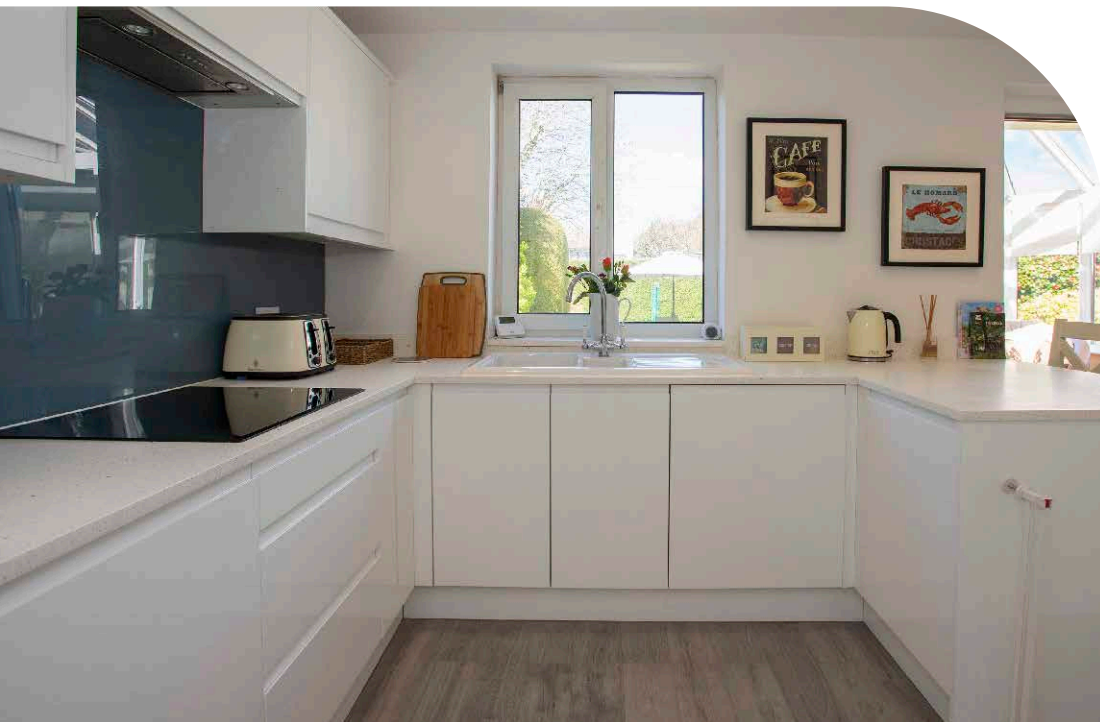




9 DALE AVENUE

STRATFORD-UPON-AVON, CV37 7EN

- 3 Bedroom Detached Property
- Stylish Rear Kitchen/Diner
- Generous Garden



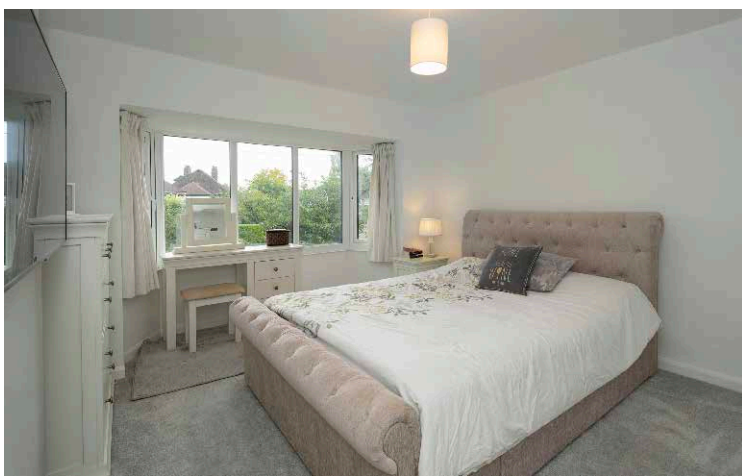
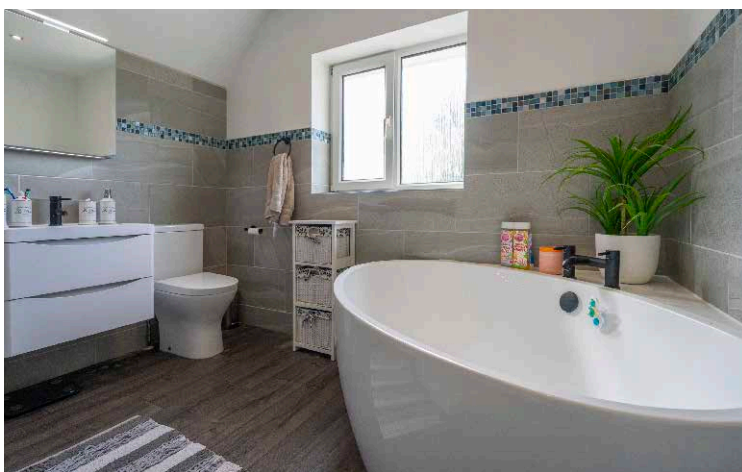
THE PROPERTY

Elizabeth Davenport are delighted to present this lovely 3-bedroom detached residence for sale, perfectly positioned on Dale Avenue, Stratford on Avon. This excellent home boasts a prime location, merely a 10-minute walk from the heart of Stratford on Avon, nestled on the highly sought-after south side of the river, offering a unique blend of convenience and serene living.

Upon entering, you are greeted by a welcoming porch leading into an elegant entrance hall that sets the tone for the rest of the home. The ground floor features a tastefully designed cloakroom/WC, a spacious lounge complete with a feature fireplace and a large bay window flooding the room with natural light, creating an inviting ambiance. The family room offers additional living space, perfect for relaxation and family gatherings. The rear of the property unveils a stylish newly fitted kitchen/diner, a culinary enthusiast's dream, complemented by a large pantry for ample storage. The conservatory provides a tranquil space overlooking the large west-facing garden, ideal for enjoying the picturesque outdoors.

The first floor hosts three well-appointed bedrooms: Bedroom 1, with a large bright bay window, offers generous space and light; Bedroom 2, another double room, and Bedroom 3, a spacious single, cater to family and guest accommodation needs. The family bathroom, equipped with both a corner bath and walk-in shower, adds a touch of luxury and convenience.





THE LOCATION

The famous South Warwickshire town of Stratford upon Avon, birth place of Shakespeare and home to the Royal Shakespeare Theatre, is a delightful and thriving location with a range of excellent amenities. The pretty town centre is a delightful setting with the River Avon, Clopton Bridge, excellent shopping and a huge selection of restaurants and eateries all concentrated close together.

The town benefits from a thriving and diverse atmosphere, especially during the summer months when tourists flock to see Shakespeare's birth (and resting) place. A cruise down the river on a boat is a must during the warmer months.

For families, Stratford benefits from excellent schools. For commuters, the town is within easy reach of the A46, M40 and connecting routes, being particularly convenient for Jaguar Landover at Gaydon. Birmingham is 22 miles to the north west, Warwick 8 miles to the North East, whilst the city of Coventry is approximately 25 minutes drive to the North. For pleasure, Broadway and the Cotswolds are only 15 minutes drive to the South.

THE FLOORPLAN



Total area: approx. 127.4 sq. metres (1371.2 sq. feet)



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