



Kennedys



3 Bed Terraced | Birmingham Road, Stratford upon Avon | £230,000

## Description

A deceptively spacious Grade II listed town centre terraced property in the heart of Stratford upon Avon. The property boasts three double bedrooms and a large rear garden with a prime location ensuring easy access to the vibrant town centre amenities, including theatres, restaurants, shops, and the train station.

Step into the property and find a hallway with a convenient storage cupboard, setting the tone for functionality and storage efficiency. At the back, an inviting open-plan lounge diner showcases large windows flooding the space with natural light and granting access to the expansive rear garden. The layout allows ample room for both lounge and dining furniture. Leading from the dining area, discover the kitchen featuring attractive units, built-in appliances, and a traditional butler's sink, complemented by a front-facing window.

The upper level houses three double bedrooms, two situated at the rear and one at the front, offering versatile accommodation options. A well-appointed bathroom at the front completes this floor, featuring a bath with a shower over, WC, and basin.

The standout feature of this property is its large south-facing rear garden. The ample space, complete with large area lawn, generous patio area, and mature planting, creates an inviting outdoor haven for relaxation and social gatherings. Additionally, at the front of the property, an area of hardstanding with a garden shed adds practicality and storage space.



# Key Kennedys

This Grade II listed property boasts spacious living, a sizeable rear garden, and the added advantage of being a stone's throw away from the vibrant amenities of Stratford upon Avon's town centre. Call us today to arrange a viewing.

## Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that the property is Grade II Listed. All information should be checked by your solicitor prior to exchange of contracts.

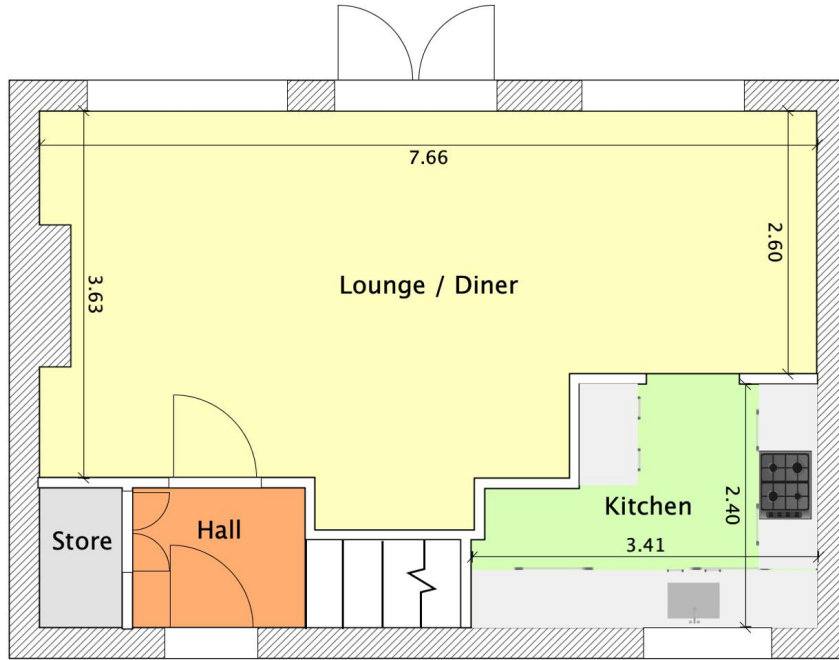
Council Tax Band C with Stratford on Avon District Council



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

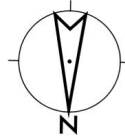






Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 842 ft<sup>2</sup>

**GROUND FLOOR**



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

**CONTACT US**

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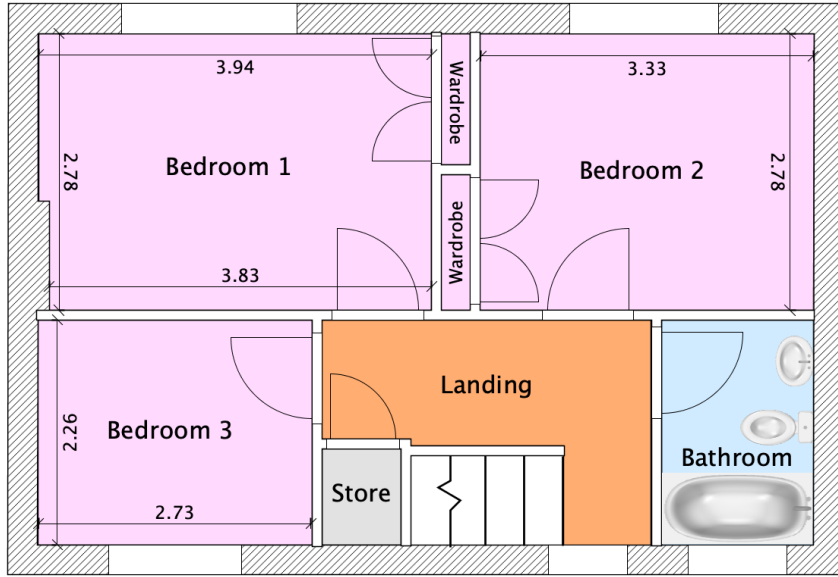
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**FIRST FLOOR**

