



3 Bed Detached | Coppice Close, Stratford upon Avon | £425,000

## Description

Nestled in a tranquil cul-de-sac, just moments away from the serene Welcombe Hills and a leisurely walk from the vibrant heart of Stratford upon Avon, this delightful 3-bedroom detached house offers a perfect blend of peaceful living and urban convenience.

The ground floor welcomes you with a porch leading to a spacious hallway, guiding you to the inviting lounge adorned with a large front window, filling the space with natural light. At the rear, the kitchen/diner beckons with its warmth and functionality, seamlessly connecting to the enchanting rear garden through its welcoming doors.

Ascend the stairs to discover three generously sized bedrooms. Bedrooms 1 and 2, both doubles, provide comfort and storage with their built-in wardrobes, while bedroom 3 offers versatility as a single bedroom or office space, also with built-in storage. Completing the upper level is a family bathroom, offering a serene retreat for relaxation.

Step outside to the rear garden, a private sanctuary bathed in southern sunlight. Mature shrubs, trees, and a large lawn create a picturesque backdrop, with a patio area beckoning for outdoor gatherings and relaxation.

Parking is provided with a single garage and driveway space, ensuring convenience for residents and visitors alike.

With scope for cosmetic enhancements and potential for extension (subject to planning



- Detached Property
- Generous Plot
- South Facing Garden
- 3 Bedrooms
- Scope for Extension
- Garage
- Driveway

consents), this residence offers an exciting opportunity to tailor the space to your personal preferences and lifestyle needs.

#### Additional Information

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

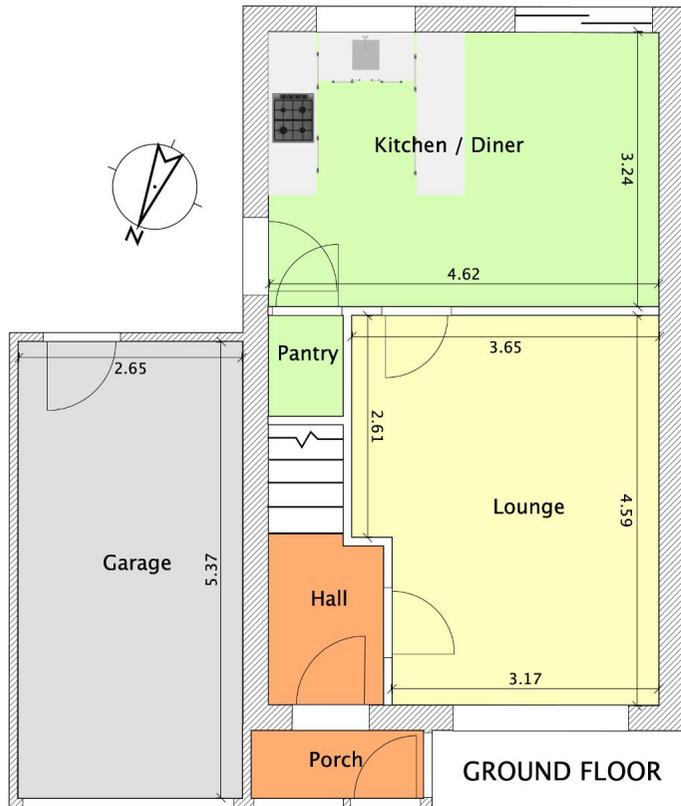
Council Tax Band D with Stratford on Avon District Council



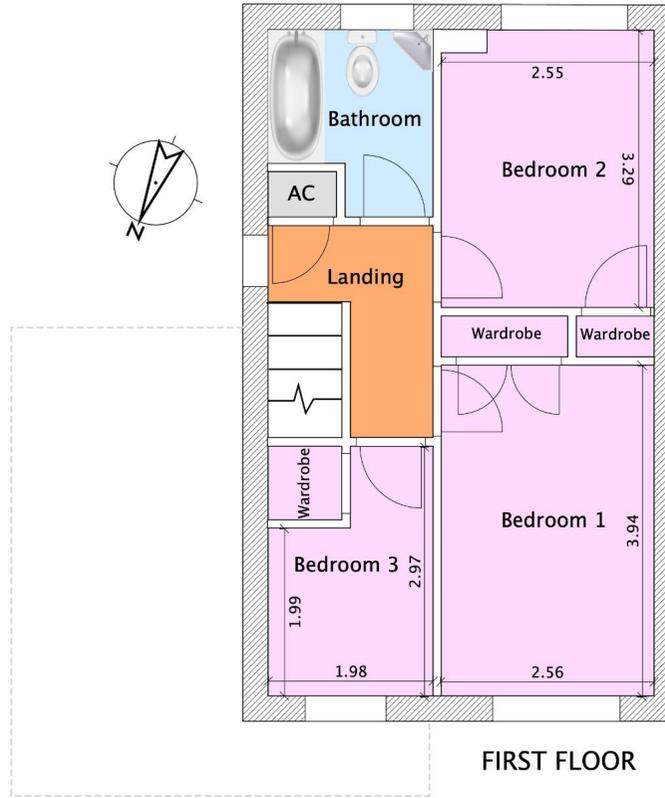
**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Approximate Gross Internal Floor Area 813 ft<sup>2</sup>  
Indicative floor plans for illustration purposes only



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