

2 Bedroom Terraced for Sale - £395,000
New Cottages, Shottery Road, Stratford, CV37 9QH



KEY FEATURES

- Driveway Parking for 2-3 Cars • 2 Double Bedrooms • 2 Reception Rooms • Downstairs Cloakroom • Fabulous Garden Office • Short Walk to Town Centre

Description

A delightful two-bedroom mid-terrace home in the ever-popular area of Shotton, featuring a superb garden office, rear access onto Shotton Fields, and the rare bonus of driveway parking for two to three cars.

Tucked within a well-established part of town, this appealing home offers a great balance of comfort and practicality, with some lovely extras that make it stand out.

Step inside to a small entrance hall, with doors leading into both the lounge and the kitchen. The kitchen offers plenty of cupboard space and a pleasant outlook to the front, opening into a bright breakfast room that's home to useful utility storage, a downstairs WC, and a door to the rear garden. There's also a handy second access into the lounge.

The lounge itself is a warm and inviting space, featuring a wood-burning stove for those cosy evenings in, a front-facing window, and French doors that open out to the garden.

Upstairs, you'll find two double bedrooms, both with built-in storage. Bedroom 1 enjoys windows to both the front and rear, while Bedroom 2 looks out to the front. The shower room is fitted with a walk-in cubicle, WC and basin, and the landing also offers built-in storage and access to the loft.

Outside, the rear garden has been designed with ease in mind and includes a fantastic garden office - perfect for working from home or pursuing a hobby. A rear gate opens straight onto Shotton Fields, ideal for an evening stroll or walk into town.

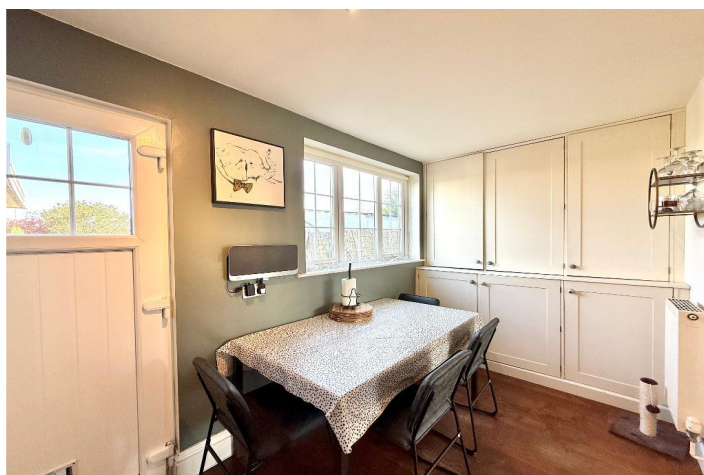
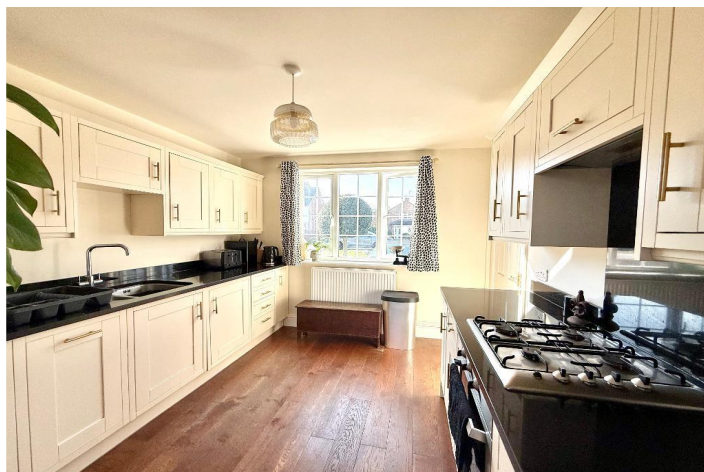
To the front, the property enjoys a gravelled driveway with space to park two to three cars - an uncommon and very welcome feature in this location.

Location:

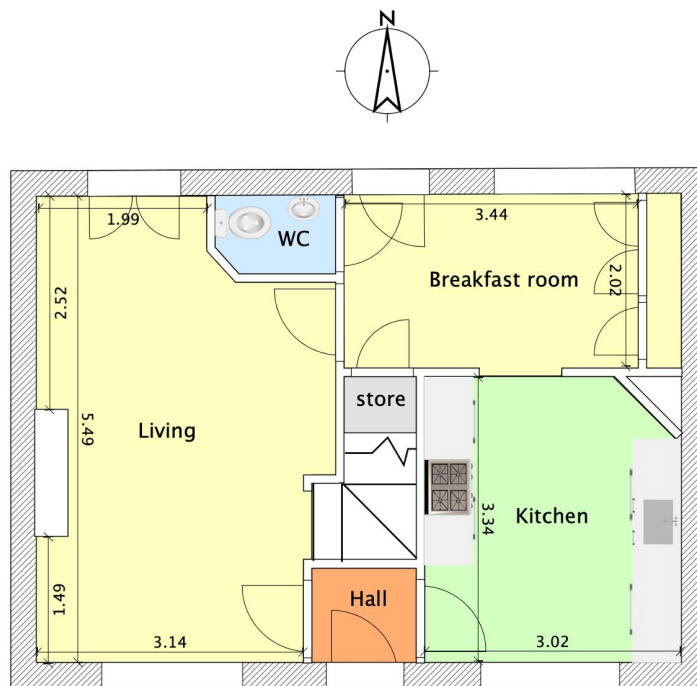
Shotton is a characterful and much-loved part of Stratford-upon-Avon, home to local shops, schools, and the famous Anne Hathaway's Cottage. The town centre is just a short walk away, with its wide range of restaurants, independent shops, and cultural attractions. Stratford's train station offers direct links to both Birmingham and London, making it an excellent spot for commuters and weekenders alike.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

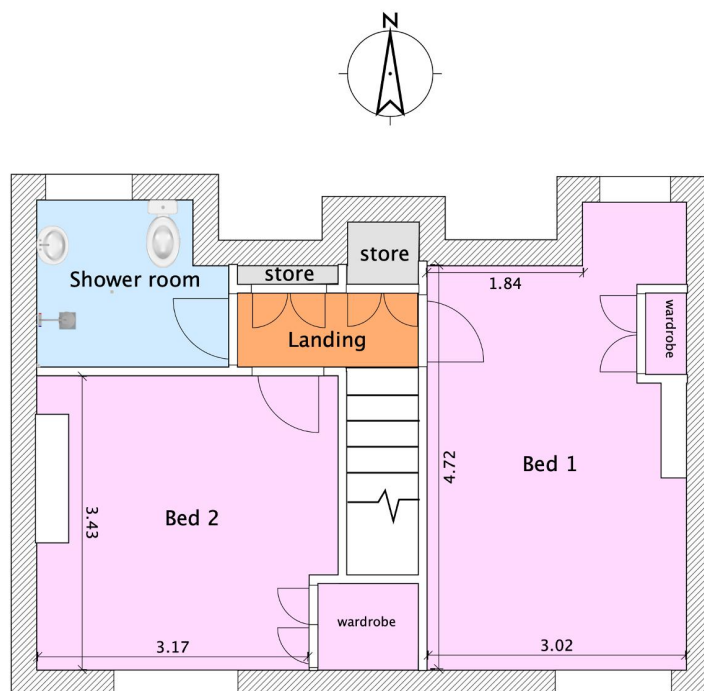






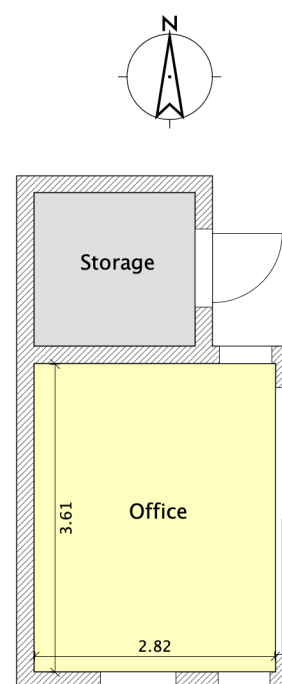
Indicative floor plans for illustration purposes only
 APProximate Gross Internal Floor Area 871 ft² / 81 m²

GROUND FLOOR



Indicative floor plans for illustration purposes only

SECOND FLOOR



Indicative floor plans for illustration purposes only

GARDEN OFFICE

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