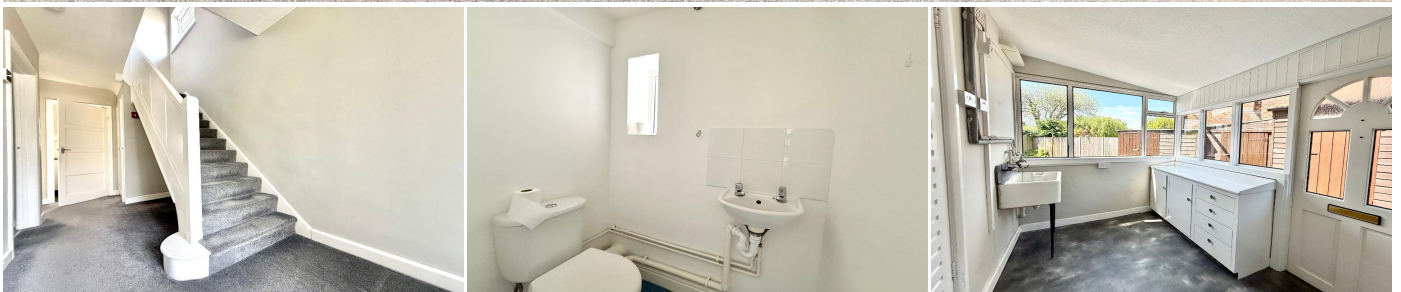


3 Bedroom Semi-Detached for Sale - £399,950  
Highfield Road, Stratford upon Avon, CV37 0DS



## KEY FEATURES

- Traditional 1950s Semi • 3 Bedrooms • Bay Windows • South-West Facing Rear Garden • Driveway • Garage • Conservatory • Downstairs WC



## Description

Offered with no onward chain, this traditional 1950s home offers generous living space and a superb opportunity to gently refresh and tailor a much-loved property in a popular residential setting. With a driveway and garage, and a well-balanced layout, it's a house with great potential.

Downstairs, the entrance hallway leads to a bay-fronted lounge, a separate dining room, and a conservatory overlooking the garden. The kitchen is positioned next to the utility room and garage, offering scope for reconfiguration if desired. A downstairs WC completes the ground floor.

Upstairs, there are two spacious double bedrooms - one bay-fronted to the front, the other with a peaceful rear aspect, alongside a good-sized single bedroom, a bathroom, and a separate WC.

The rear garden faces south-west, enjoying the afternoon and evening sun, and benefits from a collection of sheds to one side, ideal for storage or hobbies.

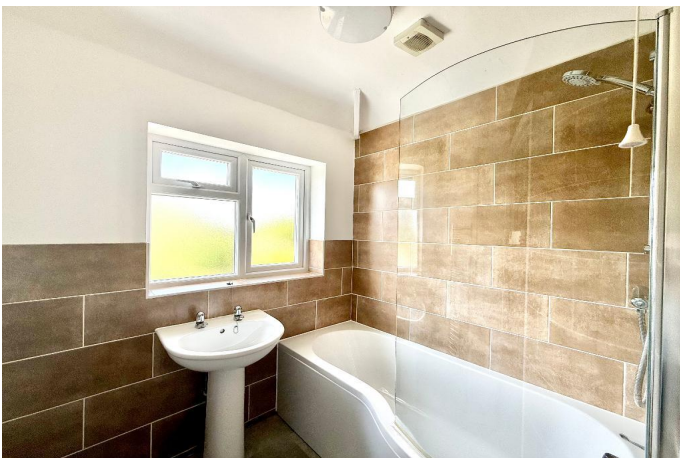
Positioned within easy reach of the historic town centre of Stratford-upon-Avon, the property is well placed to enjoy everything the town has to offer, from picturesque riverside walks and highly regarded schools to boutique shops, excellent eateries and world-famous theatre.

### Additional Information

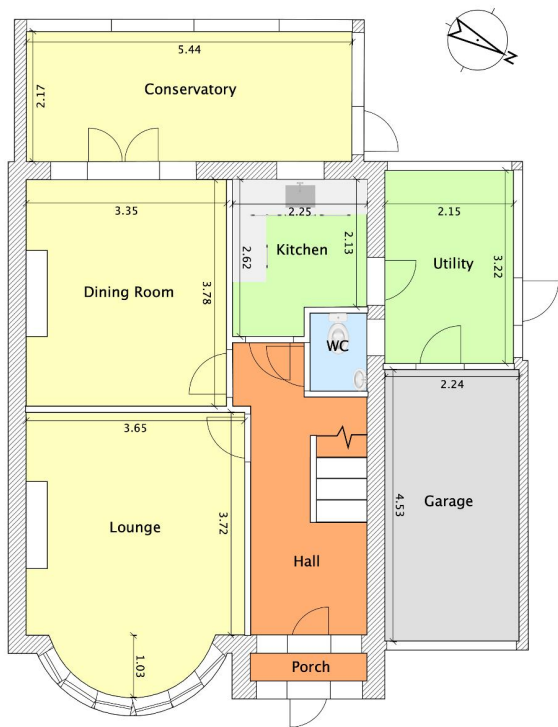
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.











Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1235 ft2 / 115 m2 (excl Garage)

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		