



Loxley Road Stratford-Upon-Avon CV37 7DS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



1742.5 sq. ft. arranged over two floors.

Key Features

- Located on the highly-sought after thoroughfare of Loxley Road.
- 3 Bedroom, Semi-Detached Home.
- Mature, south-facing rear garden.
- Bright garden room/office space.
- Spacious and light kitchen/diner with separate lounge.
 - Parking for multiple cars.
 - Garage, perfect for storage.
- Two bathrooms and downstairs W/C.
 - En-suite to the master.
- Close to Stratford-upon-Avon Town Centre.





The Property

Offered for sale, this property is a rare opportunity to acquire a beautifully appointed, three bedroom, semi-detached family home. Being enviably situated upon the highly sought-after thoroughfare of Loxley Road, this property is ideally suited to growing families or anyone seeking a tastefully decorated home in an excellent location.

With beautifully-kept, mature gardens, viewing of this property is truly needed to appreciate the work put into the property's upkeep. The light and spacious accommodation briefly comprises: entrance hallway with stairs rising to the first floor - with attractive glass panelling, sitting room, kitchen/dining room with fitted units and integrated appliances, utility room, separate W/C and single garage. To the first floor - landing with access to all bedrooms and family bathroom: main bedroom with en-suite, two other bedrooms and 4-piece family bathroom. To the exterior, there is parking for multiple cars and access to the rear garden - which a fantastic size with stunning views and a separate garden room (perfect for an office/man cave!) - mainly laid to lawn with a selection of attractive shrubs and hedges.

Stratford-upon-Avon is Internationally famous as the birthplace of William Shakespeare, home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

Entrance Porch

With door leading into the main house - views onto the front of the property and into Loxley Road itself.

Hallway

Leading into lounge and upstairs.

Lounge

22'6" x 11'11"

With feature bay-fronted window to the front aspect. Double glazed, with doors leading into the kitchen/dining area. Inclusive of feature fireplace.

Kitchen/Dining Room

19'3"(max) x 22'0"

With double glazed patio doors leading into the garden, and a variety of base and eye-level units, with integrated fridge/freezer, oven, gas hob and cooker hood.

Utility Room

11'1" x 6'9"

Leading into garage and separate downstairs W/C.

Garage

11'1" x 6'9"

With doors leading into the driveway and door into the main house.

Master Bedroom

10'5" x 15'3"

With feature bay window to the front aspect, leading into en-suite shower room.

En-Suite Shower Room

With shower, low-level W/C and hand wash basin.

Bedroom Two

12'4" (max) x 9'3"

With double glazed windows to the rear aspect and built in storage space.





Bedroom Three

9'8" x 6'4"

With double glazed window to the rear aspect.

Family Bathroom

With bath, low-level WC, hand wash basin and walk in shower.





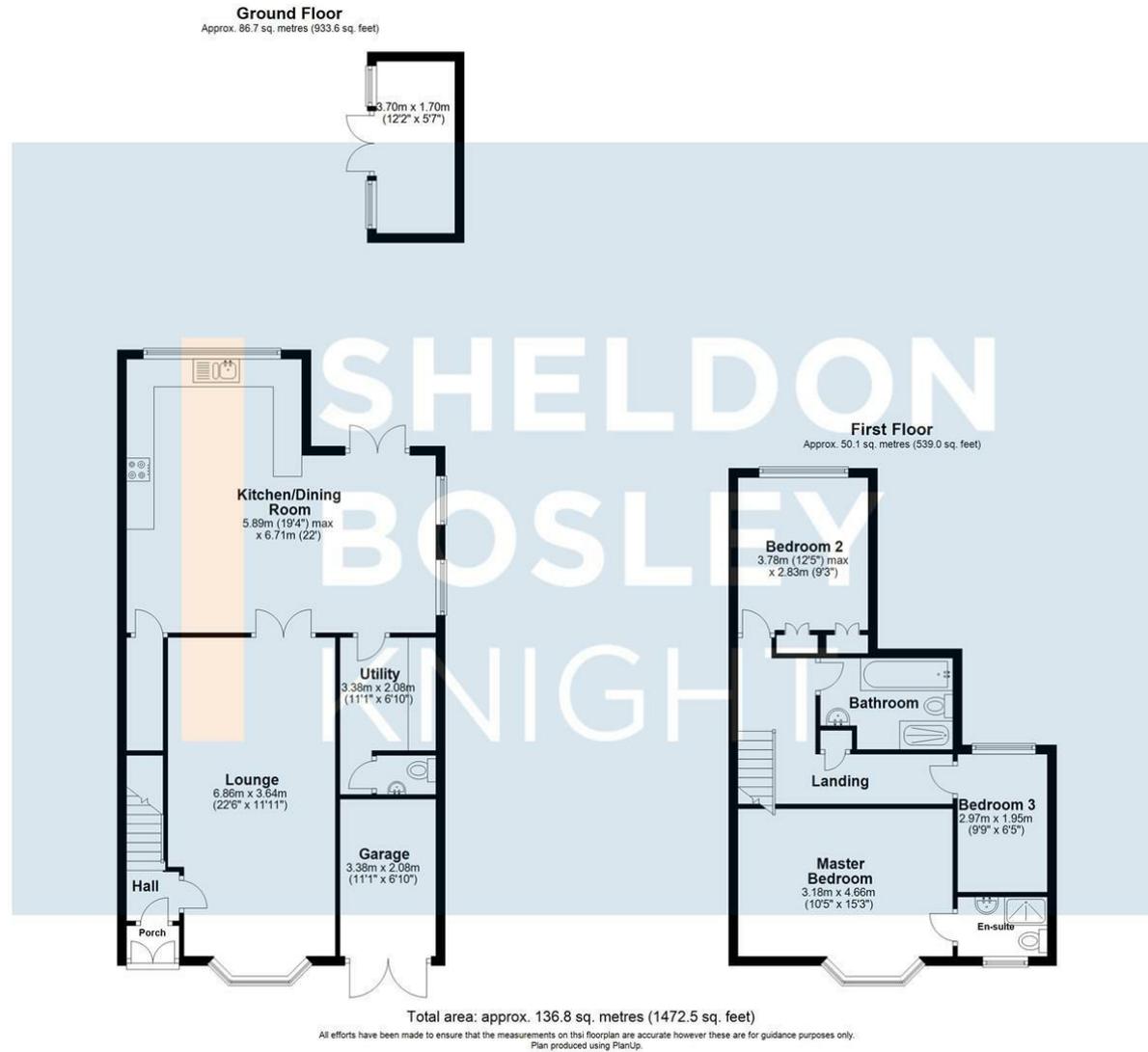






To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01789 292310

Floorplan



Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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BLOCK
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