



Wordsworth Avenue, Stratford-Upon-Avon, CV37 7JB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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Property Description

Spacious Four-Bedroom Townhouse

Located in the desirable Trinity Mead development, this well-presented end-terrace townhouse offers generous living space across three floors, making it an ideal family home.

The ground floor features a modern kitchen, a spacious lounge/dining area with double doors opening onto the enclosed rear garden, and a convenient downstairs WC.

On the first floor, you'll find two well-proportioned double bedrooms and a stylish family bathroom. The top floor is home to a generous principal bedroom with built-in wardrobes and an en-suite shower room, along with an additional good-sized bedroom.

Externally, the property benefits from a garage to the side, a private driveway, and a well-maintained rear garden.

Offered with no onward chain, this home is perfect for families and presents an excellent investment opportunity, having a strong track record as a successful rental property





Key Features

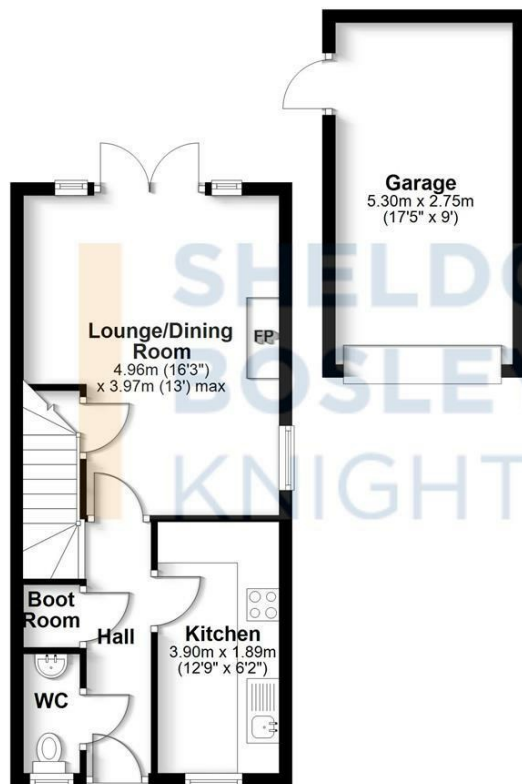
- Popular Location
- Well Presented
- Arranged Over 3 Floors
- 4 Bedrooms
- En-Suite To Master
- Lounge Diner With Access To Garden
- Sought After School Catchment
- Garage & Driveway
- No Onward Chain
- Ideal Family Home

**Offers Over
£365,000**



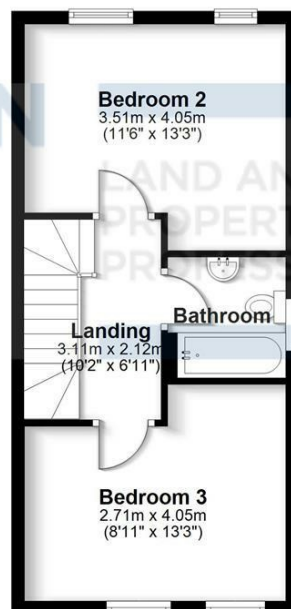
Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



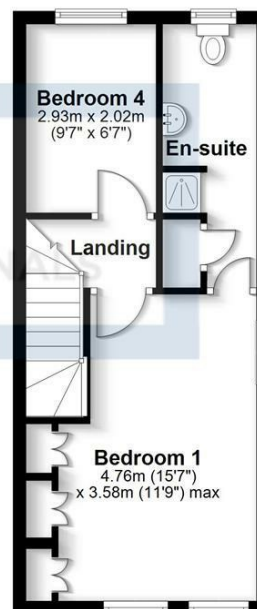
First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Second Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)

All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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