



**Shutterly Village, Stratford-Upon-Avon, CV37 9HD**

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

*\*Charming Period Property\**

Positioned in the heart of Shottery Village, this beautifully presented mid terrace character property offers deceptively spacious accommodation, perfect for first-time buyers or investors.

The ground floor comprises an inviting entrance hallway leading to a cosy lounge, complete with a feature exposed brick fireplace, ideal for relaxing evenings. The lounge flows seamlessly into the breakfast kitchen, creating a sociable and practical layout. A further door opens into a generous sunroom, providing flexible space that could serve as a dining area, playroom, or home office.

Additional ground floor benefits include a separate utility room and a convenient downstairs wet room.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, all presented in good decorative order.

Offered for sale with no onward chain, this charming home combines character features with modern convenience in a desirable village location close to local amenities and transport links.







## Key Features

- Charming Period Property
- Sought After Shottery Location
- Two Bedrooms
- Lounge
- Breakfast Kitchen & Separate Utility Room
- Upstairs Bathroom & Downstairs Wet Room
- Sun Room
- Spacious Rear Garden With Handy Storage
- Ideal First Time Purchase
- No Onward Chain

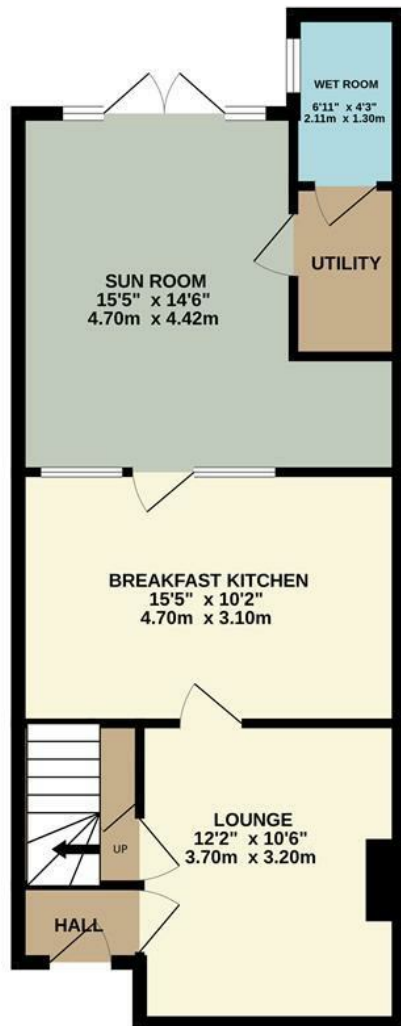
**Offers Over  
£300,000**



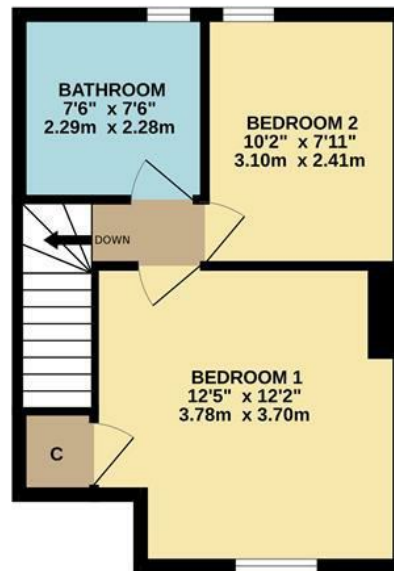




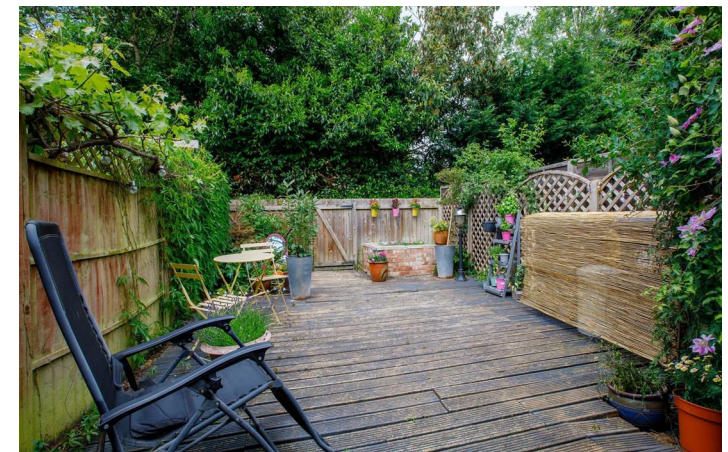
GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Stratford-Upon-Avon





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