



**West Green Drive, Stratford-Upon-Avon, CV37 9LH**

**Offers in excess of £325,000**

  
**KING**  
HOMES



This delightful semi-detached home, located in the heart of Stratford-upon-Avon, offers a perfect blend of modern living and comfort. Ideal for families, the property features a spacious living room to the front, creating a welcoming atmosphere as you enter. The separate dining room provides a great space for family meals, while the well-equipped kitchen includes a door leading directly to the private rear garden.

Downstairs, you'll also find a convenient W/C, adding to the property's practicality. Upstairs, there are three well-sized bedrooms, including a master suite with its own en suite bathroom for added privacy. The family bathroom serves the other two bedrooms and is beautifully appointed.

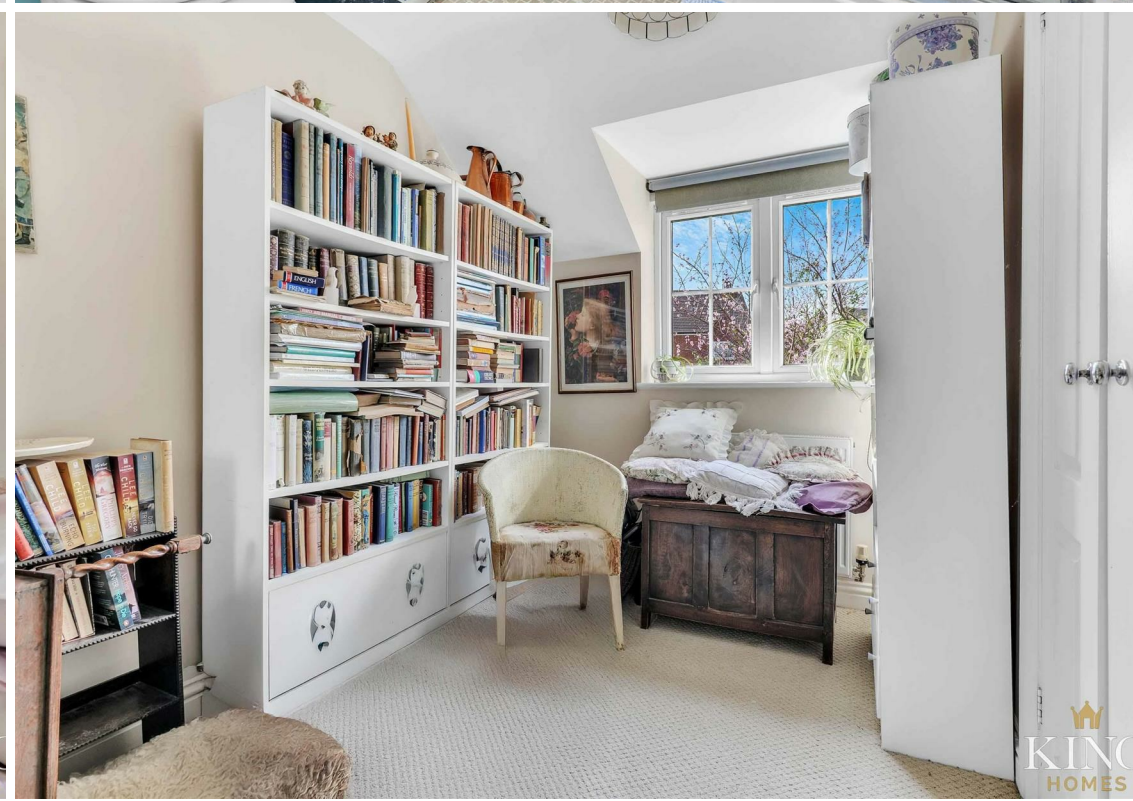
The private rear garden is a tranquil retreat, complete with fence panels to the boundaries, a useful shed for additional storage, and a gate that provides direct access to the rear parking area. The property comes with two allocated parking spaces at the rear, offering great convenience.

This charming home is a perfect blend of comfort and practicality, ideally situated close to all the amenities Stratford-upon-Avon has to offer.



Hall	
W/C	
Living Room	14'2" x 11'0" (4.33 x 3.36)
Dining Room	12'9" x 9'3" (3.91 x 2.84)
Kitchen	12'10" x 8'7" (3.93 x 2.64)
Landing	
Bedroom One	10'2" x 11'0" (3.10 x 3.36)
Ensuite	6'3" x 6'11" (1.92 x 2.12)
Bedroom Two	9'11" x 9'11" (3.03 x 3.03)
Bedroom Three	9'10" x 8'0" (3.00 x 2.45)
Bathroom	6'8" x 6'7" (2.04 x 2.01)











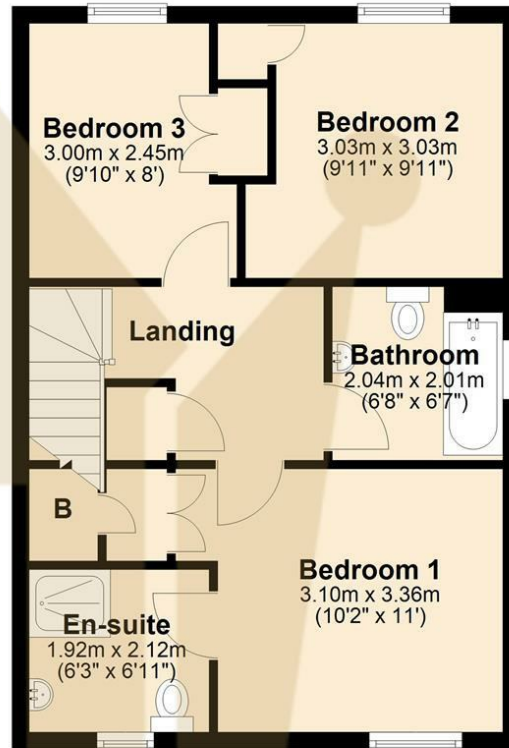
## Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)

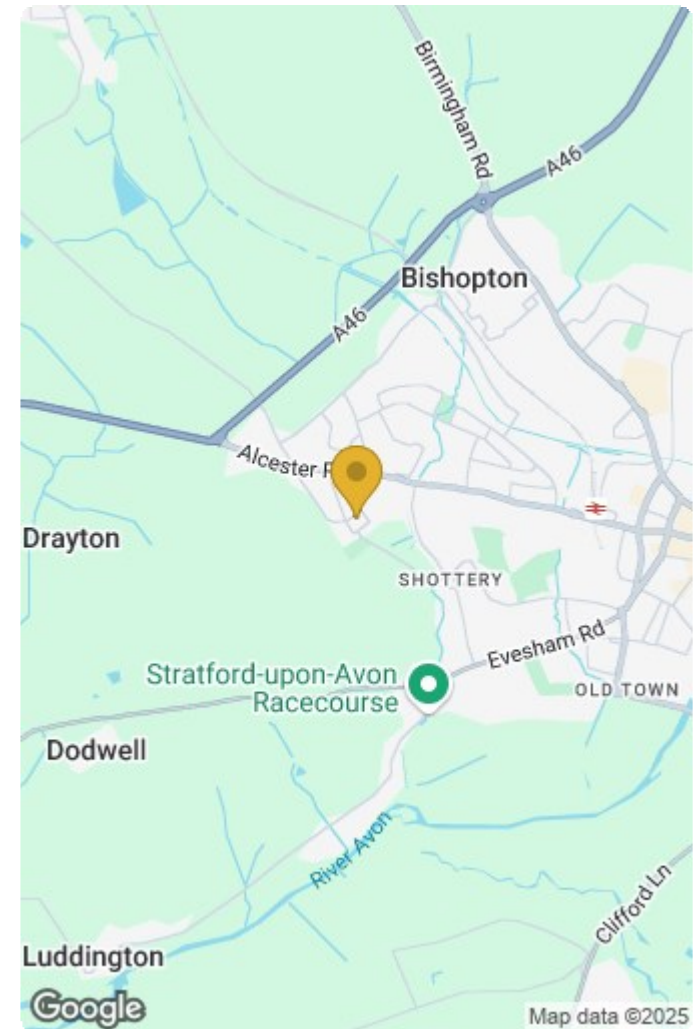


## First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	