



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.

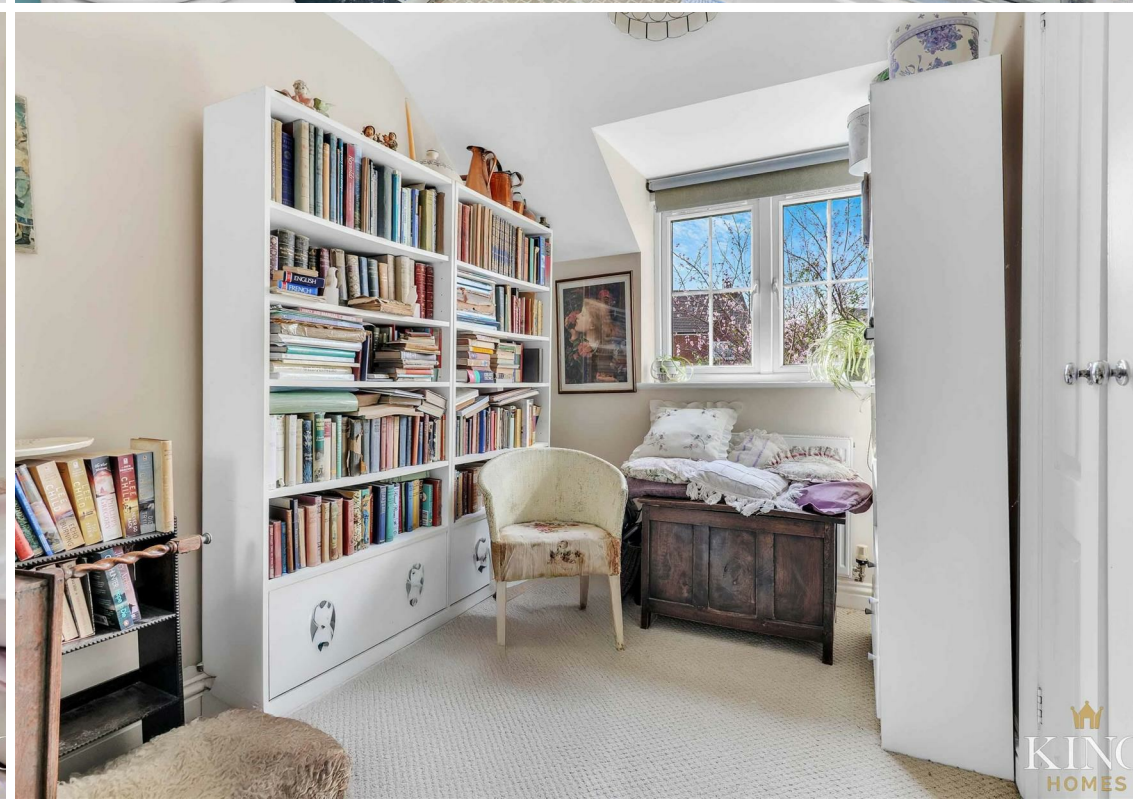
Downstairs, you'll also find a convenient W/C, adding to the property's practicality. Upstairs, there are three well-sized bedrooms, including a master suite with its own en suite bathroom for added privacy. The family bathroom serves the other two bedrooms and is beautifully appointed.

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)





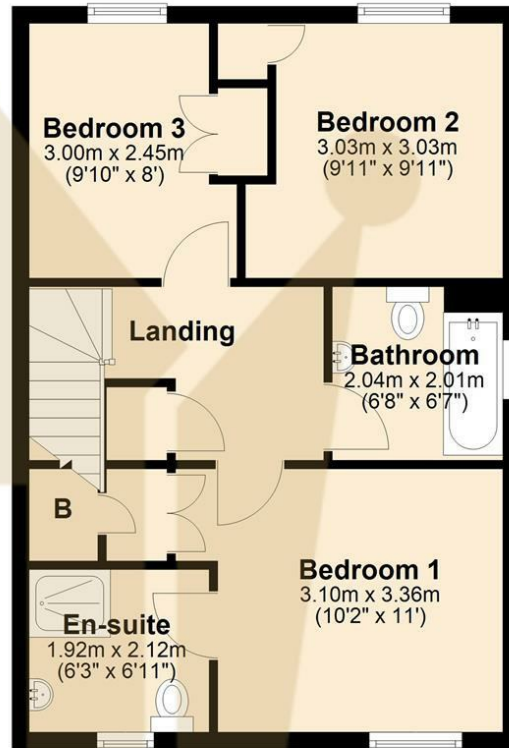
Ground Floor

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

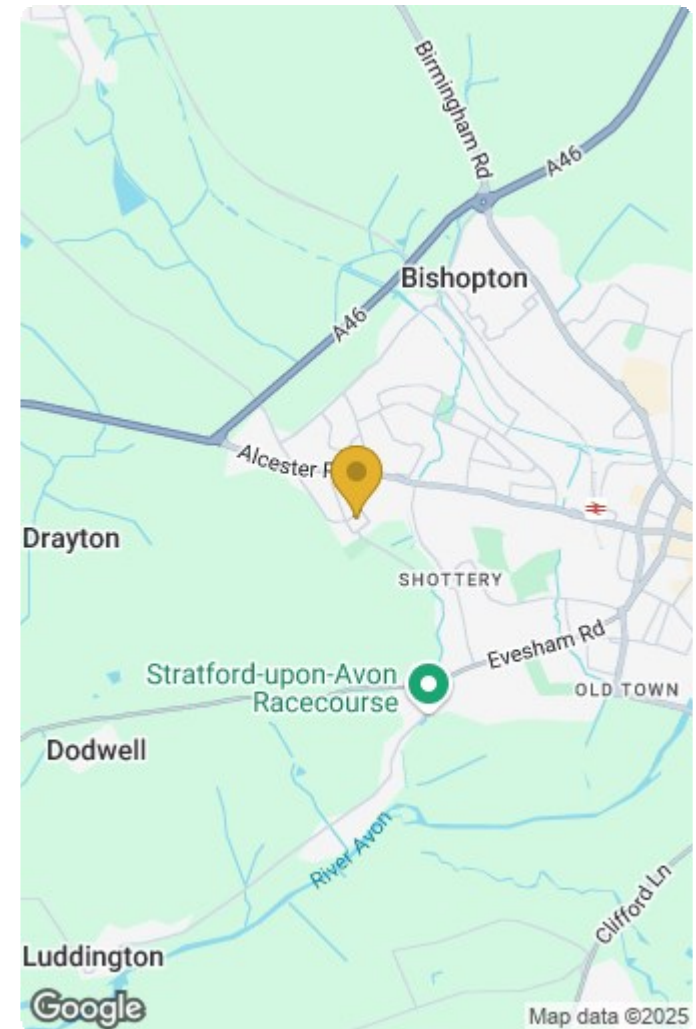


First Floor

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	