



Aston Cantlow Road, Stratford-Upon-Avon, CV37 9XN

Guide price £350,000



**** GENEROUS GARDENS ** Two Bedroom Semi-Detached Bungalow ** Village Location ** Wilmcote **** This charming semi-detached bungalow in the heart of Wilmcote offers two spacious double bedrooms, a generous living room opening to a garden room, a kitchen with breakfast area, and a separate utility room. Set on a generous plot with a foregarden, driveway parking for multiple vehicles, and a south-facing rear garden with patio, it provides both comfort and practicality. With a detached garage and potential for a side, rear, or loft extension (STPP), if desired, and within walking distance of village amenities and countryside walks.



This attractive semi-detached bungalow occupies a generous plot in the sought-after village of Wilmcote, offering an excellent balance of comfort, space, and potential. Set back from the road behind a generous foregarden, the property features a part-gravelled, part-lawned frontage with driveway parking for multiple vehicles, providing a welcoming and practical approach.

Inside, a bright and inviting hallway leads to all principal rooms, creating a natural flow and a sense of space throughout. The living room is a generous, light-filled space, opening through double doors into the garden room, which enjoys views over the south-facing rear garden and provides an ideal area for relaxing or entertaining. The kitchen and breakfast room is thoughtfully arranged with ample storage and workspace, with room for a table, while a separate utility room offers additional convenience and direct access to the outside. There is also a W.C.

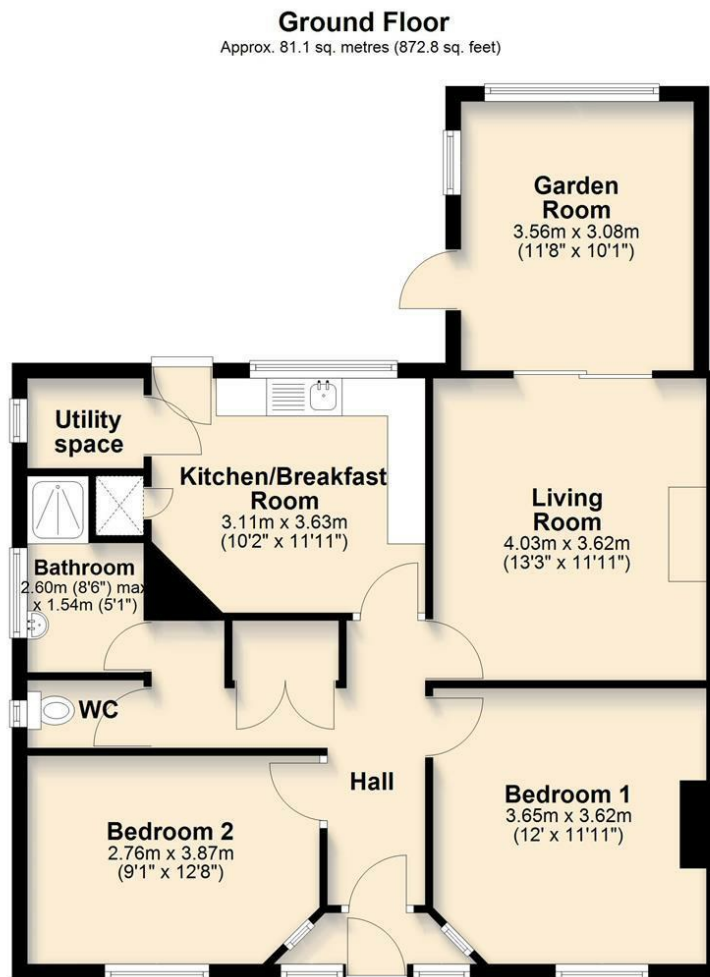
The bungalow comprises two spacious double bedrooms, with a family bathroom accessed from the hallway. Both bedrooms are bright and well-proportioned, offering flexibility for families, guests, or a home office.

The rear garden is predominantly laid to lawn with a patio area for outdoor entertaining and relaxing, while a detached garage provides secure storage. The size of the plot also offers potential for a side extension, rear extension, or loft conversion (STPP) if desired, making this a versatile home for the future.

Located in the heart of Wilmcote, the property is within walking distance of the village primary school, local store, public house, social club, and train station, while also offering easy access to countryside walks and surrounding towns, making it a highly appealing home







Total area: approx. 81.1 sq. metres (872.8 sq. feet)



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