



20 Shelley Road, Stratford-Upon-Avon, CV37 7JR  
Offers Over £625,000

charlesrose.

This spacious detached family home is located in this quiet and favourable residential area close to the town centre of Stratford-Upon-Avon south of the river and within strolling distance to all the shops, amenities, gorgeous parks and on the doorstep of the highly regarded Bridge Town Primary School. The property is presented to a great standard throughout and offers spacious accommodation with a reception room, a fabulous through living dining room with large extension to the rear and a modern and well equipped dining kitchen. There are four bedrooms in total together with a modern family bathroom. Externally the property benefits with a large driveway to the front, integral garage and a private rear garden with paving and lawns together with mature well stocked borders.

## LOCATION

Shelley Road forms part of a lovely residential pocket just south of the river and well within walking distance of all the amenities that Stratford Upon Avon has to offer. It is around the corner and within the catchment of the highly regarded Bridge Town Primary School. The major road networks are closely allowing easy commuting should be required together with regular services from the train station.

## ON THE GROUND FLOOR

### Reception Hallway

10'7" x 8'7" (3.24m x 2.63m)

This spacious and welcoming entrance hallway leads you through a number of rooms with an archway leading into the living room.

### Living Room

14'3" x 13'5" (4.35m x 4.09m)  
This well proportioned and bright living room is located to the front of the property with solid timber flooring and further archway leading through to the rear reception rooms.

### Dining Room

12'0" x 12'0" (3.66m x 3.67m)  
With solid timber flooring, doorway leading to the kitchen and large opening connecting the room to the large extended conservatory.

### Conservatory

22'2" x 11'0" (6.76m x 3.37m)  
This bright and airy extension offers lovely views and doors out to the gardens with solid timber flooring and exposed brickwork.

### Dining Kitchen

19'10" x 12'0" (6.05m x 3.66m)

This modern kitchen offers lovely views over

the gardens and has an array of fitted eye level and base units with complementary work surfaces and tiled splash backs. It is well equipped with integrated dishwasher and washing machine and space for a large American fridge freezer. There is a handy pantry cupboard and also access to the integral garage.

### WC / Shower Room

6'6" x 5'5" (2.00m x 1.66m)

This L-shaped and handy ground floor cloak room also has been fitted with a shower.

## ON THE FIRST FLOOR

### Landing

9'2" x 9'4" (2.81m x 2.87m)

A spacious landing with access to the loft, airing cupboard and doors to all rooms.

### Bedroom One

16'4" x 12'10" (5.00m x 3.92m)

This large and spacious double bedroom is located to the front of the property and has an array of fitted timber wardrobes.

### Bedroom Two

16'4" x 12'0" (5.00m x 3.66m)  
A further great sized double bedroom, this time with views over the gardens and also having fitted wardrobes.

### Bedroom Three

7'3" x 11'5" (2.22m x 3.48m)  
This third bedroom is currently used as a home office.

### Bedroom Four

11'0" x 8'0" (3.37m x 2.44m)  
This final bedroom is positioned to the rear and is also of a great size.

### Family Bathroom

5'6" x 9'3" (1.69m x 2.83m)  
This modern bathroom suite has a large p shaped bath with shower over, wc and wash hand basin. The floors are tiled together with the walls in a contemporary stone finish.

## OUTSIDE

### Front

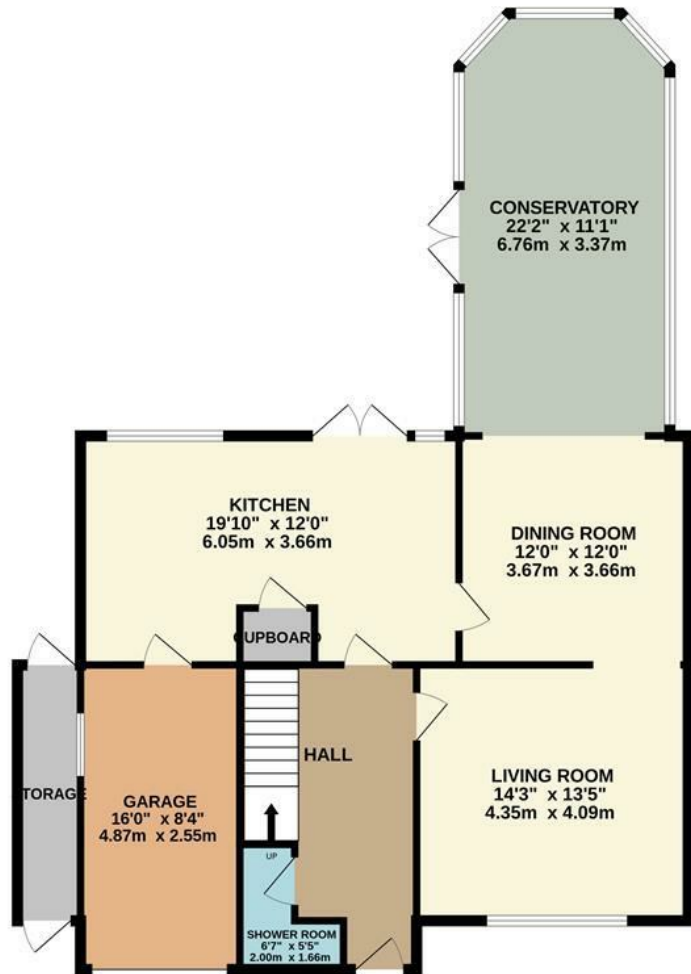
Upon arrival you are greeted with a large block paved driveway with ample room for a number of vehicles and giving access to the garage and side where you will find further storage space.

### Rear

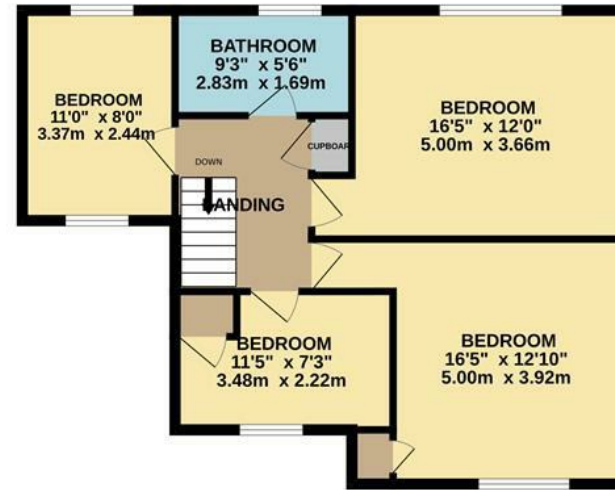
This lovely, private and quiet garden offers a mature and well stocked retreat with a mix of paved patio area and lawns.



GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1787 sq.ft. (166.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) B			
(69-80) C			
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(39-54) E			
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