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FOR SALE
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ESTABLISHED 2007

**SHELLEY ROAD
STRATFORD-UPON-AVON CV37 7JR**

FOR STARTERS



OFFERS IN EXCESS OF
£650,000

MAIN COURSE

Welcome to this exceptional four-bedroom detached property nestled in a highly sought-after location south of the river. This home offers a perfect blend of space, comfort, and potential, making it an ideal choice for families seeking a dream residence.

Upon arrival, you'll be greeted by ample off-road parking, which could easily be expanded further to suit your needs, in addition to a convenient garage. Stepping inside, the hallway provides an inviting introduction to the property.

To the front of the house, you'll find a generously sized lounge that is flooded with natural light, creating a warm and welcoming atmosphere. An archway from the lounge leads to the dining room, creating a seamless flow for entertaining guests. Beyond the dining room lies a large sunroom, a versatile space that can be adapted to suit your lifestyle, whether for relaxation or as an additional living area.

On the opposite side of the hallway, you'll discover a practical shower room and WC, enhancing the functionality of the ground floor. Towards the rear of the property, a spacious kitchen awaits, with ample room to accommodate an island if desired. This kitchen boasts a delightful garden view and offers convenient access to the garage, which comes equipped with power. A useful pantry cupboard, integrated dishwasher, washing machine, and space for an American-style fridge-freezer ensure that this kitchen is as practical as it is stylish.

Venturing upstairs, you'll find four well-proportioned bedrooms, with three of them comfortably accommodating double beds. Three of the bedrooms come with fitted cupboards, providing excellent storage solutions for your belongings. The family bathroom, also located on this floor, completes the

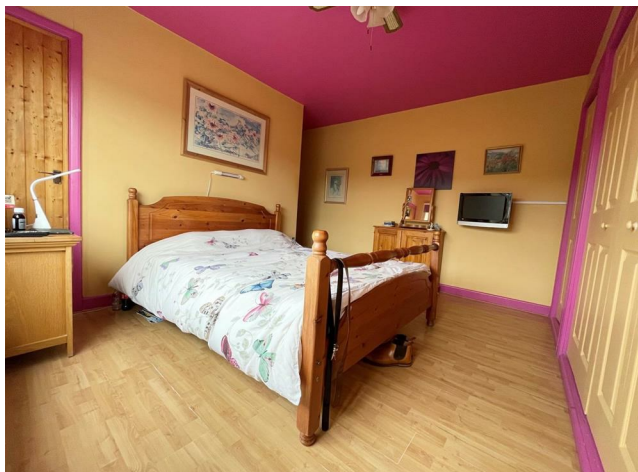


upstairs living space.

Outside, the property boasts a private garden with a delightful patio area and a well-maintained lawn. Additionally, a charming summer house offers a perfect retreat for relaxation or even a home office. The property's layout and generous plot size also present exciting opportunities for further extension, allowing you to customize the space to suit your family's needs and preferences.

This well-proportioned home is situated in a desirable neighborhood that offers easy access to all that Stratford upon Avon has to offer, from its rich history and cultural attractions to its charming town center and scenic surroundings.

Don't miss out on the chance to make this fantastic property your own. Call today to arrange a viewing and discover the incredible potential and comfort it has to offer. Your dream home awaits!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - C



West Facing



Mains Gas, Electric &
Drainage



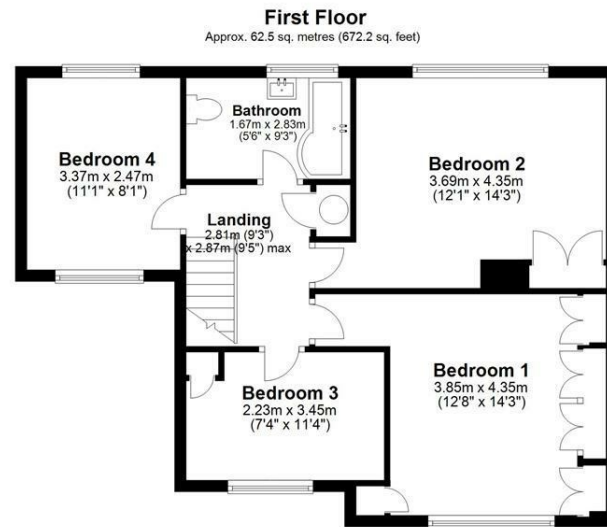
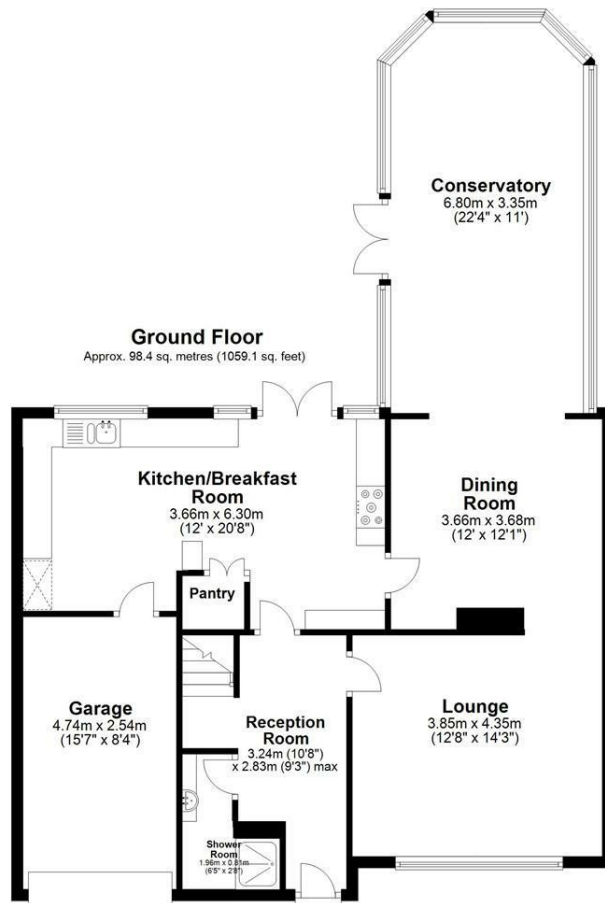
Gas Central Heating
System



Bridgetown
Primary School

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
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Total area: approx. 160.8 sq. metres (1731.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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