



FOR STARTERS



OFFERS IN EXCESS OF
£410,000

MAIN COURSE

Charming 1950s Three-Bedroom Semi-Detached Home in Quiet Cul-de-Sac,

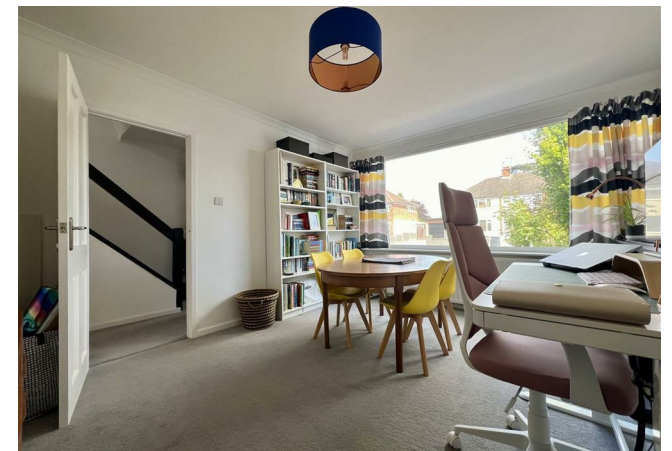
Located within easy walking distance of Stratford town centre, this spacious 1950s three-bedroom semi-detached home offers the perfect blend of convenience, tranquility, and potential. Situated on a peaceful cul-de-sac, this property benefits from a quiet, secure location, ideal for family living

Upon arrival, you'll find a large driveway providing ample parking for up to three vehicles. The West-facing rear garden is a key highlight, offering a private and sunny outdoor space perfect for relaxation and entertaining. The home's large windows flood the interiors with natural light, creating a bright and airy atmosphere throughout.

The property has great potential for future extension (STPP), allowing buyers to personalise and add value over time. Already extended with a single-storey addition at the rear, the ground floor features a spacious second reception room with French doors opening onto the rear garden, and a seating area in the kitchen. The front reception room is versatile and adaptable to suit your preferred style of living, with a large window enhancing the sense of space and light.

The well-appointed kitchen comes equipped with a range of wall and base units, integrated oven, and hob, with enough space for a small dining table. A convenient pantry adds extra storage, and a side door leads to a practical utility area, offering access to both the front and rear of the property. The current owners have also created a useful storage area at the front, ideal for bicycles and bins.

Upstairs, the accommodation includes two generously sized double bedrooms and a good-sized single bedroom. The refitted bathroom boasts



a contemporary suite, complete with a separate shower and bath, catering to modern living needs. A large loft hatch provides access to a fully boarded roof space, offering additional storage or potential for conversion (subject to planning).


The private rear garden, mainly laid to lawn with planted borders, enjoys a sunny aspect throughout the day. A garden shed and gated rear access further enhance the functionality of this outdoor space.

This property presents an excellent opportunity to secure a spacious family home in a desirable location, with the added benefit of future development potential.



KEY INGREDIENTS


 Tenure
Freehold

 Council Tax
Band - D

 EPC
Band - C

 West Facing Garden

 Mains Services
Gas, Electric, Water

 Heating System
Gas Central Heating

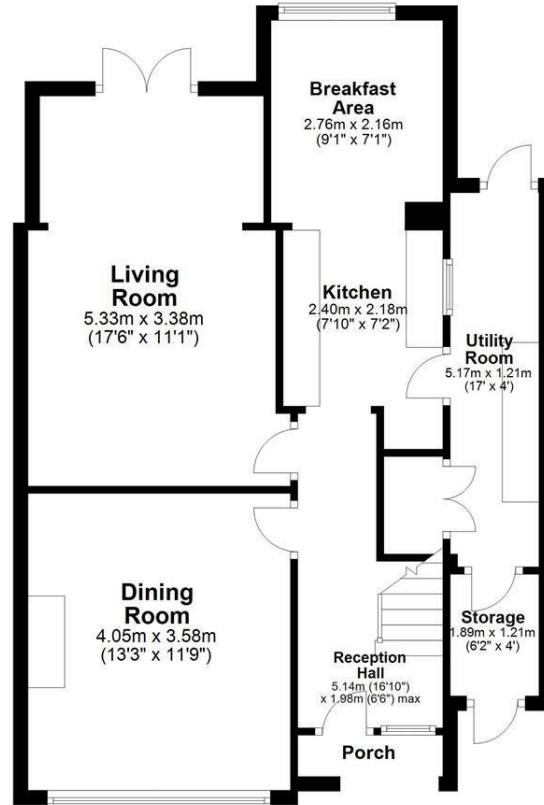

Stratford High
Shottery Primary

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



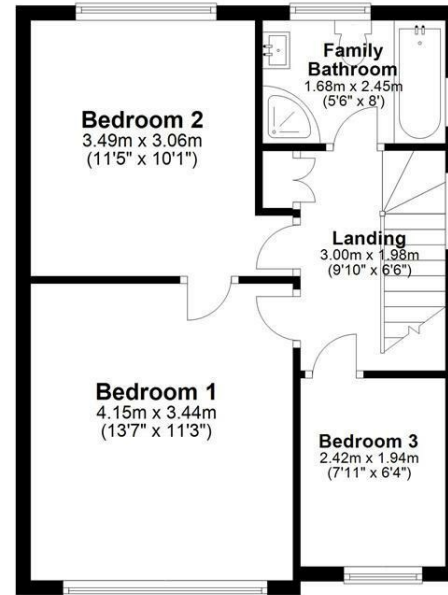
Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 108.0 sq. metres (1162.9 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.

FOR MORE INFO AND
TO SEE OUR OTHER
LOVELY PROPERTIES
CHECK OUT OUR WEBSITE

MOVEWITHEDWARDS.CO.UK

HAVE YOU GOT
A PROPERTY
TO SELL?
WE'D LOVE TO
HAVE A CHAT
01789 414222

DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS

