



# FOR STARTERS



OFFERS IN EXCESS OF  
£310,000

## MAIN COURSE

Nestled in a quiet cul-de-sac in the heart of the town center, this charming 1930s semi-detached home offers the perfect blend of character and convenience. Just moments away from all the town's amenities and the historic Shakespeare's birthplace, this property provides a rare opportunity for off-road parking for multiple vehicles - a true gem so close to town.

As you approach, you'll notice the useful storm porch leading into a welcoming hallway featuring original quarry tiles and charming 1930s doors. The hallway also includes convenient under-stairs storage. To the front of the property, the comfortable lounge boasts a feature fireplace with a gas fire, creating a cozy focal point. This space flows effortlessly into a rear dining area making it ideal for entertaining or relaxing, with easy access to the garden.

The kitchen has a cottage-style feel with pale blue units, wall-mounted cupboards, and space for appliances, as well as a handy side door leading to the garden. There's a cozy under-counter dining area perfect for casual meals. Just off the kitchen, you'll find a utility room ideal for a washing machine, fridge and additional storage. To the rear of the property is a newly fitted, neutrally decorated bathroom with a half-tiled wall, matching grey floor tiles, a roll-top bath, a white suite, and a heated towel rail.

Upstairs, there is another newly fitted shower room that mirrors the other bathroom's immaculate and neutral presentation. The master bedroom is a spacious, front-to-back double room with dual-aspect windows, providing plenty of natural light and flexibility for furniture. The second bedroom is also a comfortable double, complete with a built-in wardrobe and views of the garden.

The outdoor space offers side access to the driveway and a very private,



easy-to-maintain garden with established borders and a sizable patio - an ideal spot for relaxing. This tranquil haven is perfect for adding your own personal touch. The property's location is superb, not only for the town's historic attractions but also for its proximity to the train station, retail park, canal-side walks, and the Welcombe Hills. Various schools are also within walking distance, for Primary Schools, there is a choice of Thomas Jolyffe or St Gregory's Catholic School and for secondary schools, a choice of Grammar Schools or the High School.


This property is ideal for a first-time buyer, downsizer, or those looking for a long- or short-term investment. Call now to arrange your viewing!

Offered with NO ONWARD CHAIN



# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band - C

 EPC  
Band - D

 North/East Facing

 Mains Gas,  
Electric &  
Drainage

 Gas Central Heating  
System

  
Thomas Jolyffe Primary  
School

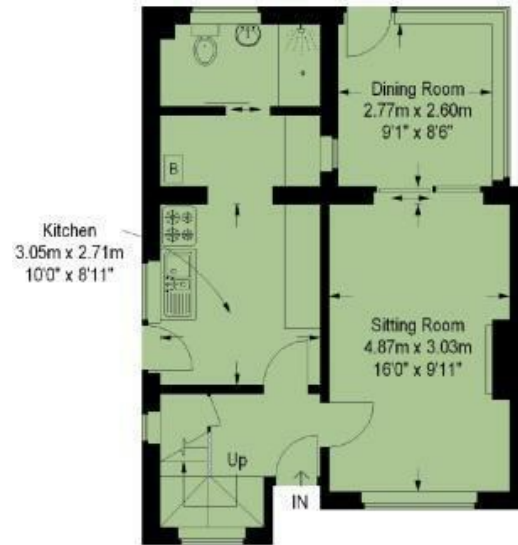
WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222

# Kendall Avenue, Stratford-upon-Avon

Approximate Gross Internal Area  
77 sq m / 829 sq ft



Illustration for identification purposes only,  
measurements are approximate, not  
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Ground Floor



First Floor

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