EDWARDS

ESTABLISHED 2007

ST. MARYS ROAD
STRATFORD-UPON-AVON CV37 6XQ

FOR STARTERS

3 2 1

OFFERS IN EXCESS OF £440,000

MAIN COURSE

Welcome to this 3-bedroom detached property, ideally situated within walking distance to the town centre and close to all amenities in a sought after road. As you approach, you'll appreciate the spacious off-road parking and a convenient porch. To the right, a garage offers additional storage or parking space.

Upon entering, the property boasts a well-designed layout. The hallway features a WC and a cloaks cupboard, leading to a generously sized space that could serve as a dining area or study. This walk-through room seamlessly connects to the kitchen straight ahead and the lounge to the left. A second reception room at the rear adds versatility to the living spaces.
The lounge is inviting, with ample space for family gatherings, complemented by a large bay window and a stone feature fireplace with a modern gas fire. The dining room, located to the rear with patio doors, offers scenic views of the well-maintained garden. The kitchen, also at the rear, features a lovely garden view, a gas cooker, a fridge and plenty of storage. A large utility space to the right provides additional functionality, complete with a sink, enough space for a washer, a dryer and freezer and ample additional storage, it has direct access to the garden and the garage.
Upstairs, the property hosts three good-sized bedrooms, including two spacious doubles to the front and a smaller double at the rear. The family bathroom is neutrally fitted with a three-piece suite, including a bath and a vanity unit, fully tiled and spacious. The fully boarded loft provides additional storage with ease.

The well-maintained garden offers a perfect retreat, featuring a patio, lawn, summerhouse, and garden shed. There is also convenient side access from the front of the property. The garage, accessible from the utility space, is one and a half lengths, boasting rafters and boarded storage space – ideal for a workshop, to hold a car or additional storage. There is also potential for property extension, subject to planning permission to maximise the potential present and also the option of reconfiguring the existing structure to create a larger kitchen/diner at the rear or incorporating the existing garage to create additional living space.

Enjoy the superb location, close to the town centre, schools, bus routes, and the scenic Welcome Hills plus much more.

Don't miss out on this fantastic opportunity – call now to reserve your viewing slot!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - D

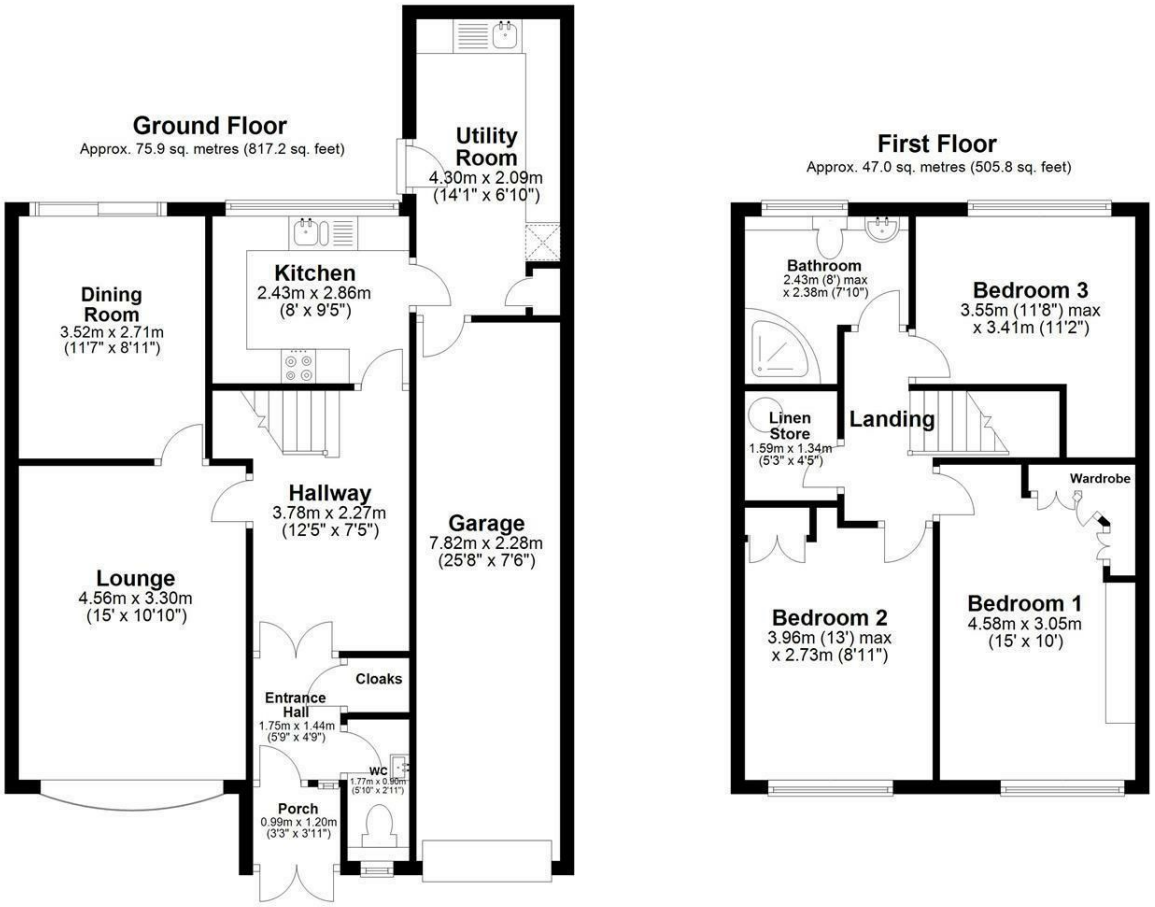
East Facing Garden

Mains Gas, Electric & Drainage

Gas Central Heating

Thomas Jolyffe Primary School

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



Total area: approx. 122.9 sq. metres (1323.0 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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