



ELM ROAD STRATFORD-UPON-AVON CV37 ODQ

FOR STARTERS







OFFERS IN EXCESS OF £300,000

MAIN COURSE

Spacious Three-Bedroom Home in Prime Stratford Location with Excellent Parking and a Large Private Garden

Perfectly positioned within walking distance of the Maybird shopping area, Stratford-upon-Avon town centre, and the scenic Welcombe Hills, this well-presented three-bedroom home offers modern interiors, generous living space, and an outstanding rear garden.

To the front, a fantastic driveway provides parking for multiple vehicles, making it ideal for families or those with guests. The front door opens into a welcoming hallway with space for coats and shoes, a stylish modern staircase to the left, and a beautifully finished downstairs WC. A door from the kitchen opens directly onto the rear garden. From the hallway, another door leads to the spacious and contemporary living dining room, which offers plenty of room for both relaxation and entertaining.

Upstairs, there are three bedrooms, two comfortable doubles and one single, each serviced by an immaculate family bathroom. The rear garden is a real highlight of the property, being both large and private. A dedicated decked area with a cover provides the perfect setting for alfresco dining, while the expansive lawn enjoys excellent sunlight throughout the day, creating a wonderful space for children to play or for entertaining friends and family.

This property combines a sought-after location with excellent







proportions inside and out—book your viewing today to see it for yourself!

KEY INGREDIENTS



Tenure Eraebold



Council Tax



EPC Band - D



North West Facing Real



Mains Gas, Electric, Water & Drainage



Heating System
Gas



Thomas Jolyffe Primary School WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222













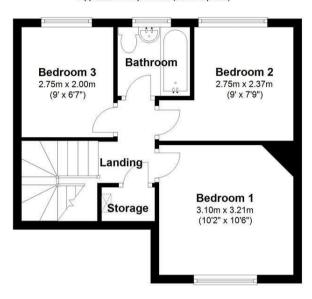
Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.5 sq. feet)

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