



LOXLEY ROAD  
STRATFORD-UPON-AVON CV37 7DS

# FOR STARTERS



OFFERS IN EXCESS  
£700,000

## MAIN COURSE

If you are looking for a renovation project or development opportunity, then this 4 bedroom detached property could fit the bill! Positioned in a highly sought after residential area South of the river and offering good school catchments, this property could be the perfect family home or an investment opportunity. This property has bags of potential to either renovate the existing home, extend (STPP) or potential to apply for and build an in-fill property to the side (STPP). So if you're a keen DIYer or an Investor looking to make your money work harder, this could be your perfect house.

As you enter, straight away you can see that this property is not for the faint hearted but once you have looked beyond the dated fixtures and decor, you will see the makings of a spacious and well-designed family home. The lounge is dual aspect with French doors leading out to the rear garden and with the open fireplace, you can imagine cosy warm nights in. The dining room also has an open fireplace and faces the front elevation. These rooms together with the entrance hallway has parquet wood flooring throughout and is in good condition which is in character for this age of property. Having been extended to the ground floor already, this now offers a large versatile family room having a smaller study room off to the rear and a downstairs shower room. You can really see here the space that could be generated upstairs if a second storey extension was added above here, providing a wonderful master bedroom suite.

Upstairs, bedrooms one and two are similar in size so either could be used as the main bedroom. The third bedroom is also a good size. The final fourth bedroom is a single and would lend itself to be converted into a Jack and Jill bathroom for then bedrooms two and three. The bathroom and adjacent separate W/C needs a complete re-fit, giving you the



opportunity to merge the two rooms together and mark your own stamp on it.

Outside, the rear garden is a fantastic size and a blank canvass, laid mainly to lawn with a lovely feature pond. More importantly it is south facing and affords enough space to have an area for the adults, climbing frames and play house for the children and a vegetable garden that most now desire. To the front there is a large gravelled driveway providing off road parking for several vehicles. The entrance may need to be widened so that wider, larger vehicles can pass through. There is a detached double garage to the side which would need re-roofing.

The possibilities with this property are endless which is what makes it an exciting prospect for all, come and see for yourselves.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band - E



South



All mains  
services  
connected.



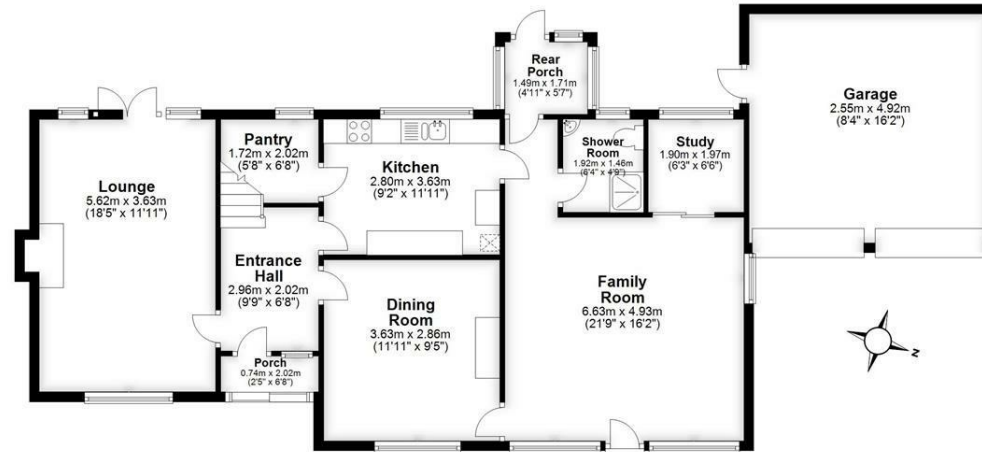
Heating system  
Gas Conventional



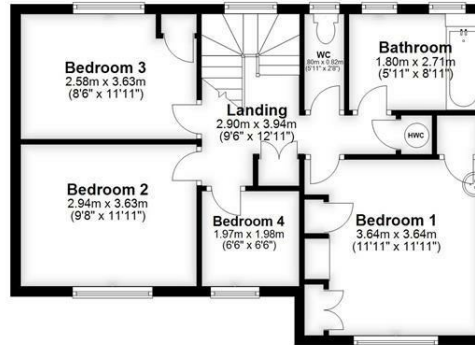
Stratford High

WHY NOT TAKE  
A LOOK INSIDE?  
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**Ground Floor**  
Approx. 105.0 sq. metres (1130.5 sq. feet)



**First Floor**  
Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 161.5 sq. metres (1738.3 sq. feet)

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