



Connells

Halford Road
Stratford-Upon-Avon



Property Description

This well-presented traditional semi-detached home offers a smart and inviting kerb appeal, set back from the road behind a paved front garden. The property features a classic red-brick and rendered façade, complemented by white uPVC windows and a welcoming arched entrance porch.

Off-road parking and leads toward the rear of the property, adding both convenience and practicality. The front garden is low maintenance, with established shrubs and planting borders offering a pleasant outlook and potential for further enhancement.

Situated within an established residential area, this home blends traditional character with everyday practicality, making it an ideal opportunity for buyers seeking a comfortable property with scope to personalise. Its attractive frontage and driveway parking make it particularly appealing to first-time buyers, downsizers, or those looking for a solid long-term investment.

Lounge

The lounge is a generously proportioned and well-lit reception room, offering a comfortable and welcoming living space. A large front-facing window allows plenty of natural light to fill the room, while neutral décor provides a calm backdrop and scope for personalisation. The room features a central fireplace creating a natural focal point, with built-in shelving to the side for display and storage. Ample space is available for a range of seating arrangements, making this an ideal room for both everyday living and entertaining.

Kitchen

The kitchen is a bright and functional space, fitted with a comprehensive range of matching wall and base units providing ample storage and worktop space. A large window to the rear allows natural light to flow through, creating a pleasant environment for everyday use. The room features tiled flooring, spotlight ceiling lighting, and space for freestanding appliances, with a useful worktop area ideal for food preparation. An internal glazed door adds character while helping to maximise light, and an

opening through to the rear section adds practicality and flexibility to the layout.

Hallway

The hallway provides a welcoming first impression, offering a practical and well-proportioned entrance to the home. A staircase rises to the first floor, while internal doors lead to the principal ground-floor accommodation. The space benefits from neutral décor, a radiator for comfort, and a central layout that creates a clear flow through the property, with an outlook through to the rear providing a sense of depth and light.

Side Lean To

The side lean-to offers a highly practical and useful additional space, ideal for storage and everyday household needs. Enclosed and accessible via an external door, the area benefits from a translucent roof allowing natural light to filter through. The space is fitted with tiled flooring and shelving, making it well suited for coats, shoes, cleaning equipment, and garden tools, while also providing direct access between the front and rear of the property.

Landing

The first-floor landing provides a bright and airy central space, giving access to the principal bedrooms and bathroom. The area features neutral décor, a fitted loft hatch for additional storage access, and a balustrade overlooking the staircase, enhancing the sense of space and light. A built-in cupboard offers useful storage, while the layout creates a practical and well-connected flow throughout the upper floor.

Bedroom One

The master bedroom is a generously sized and light-filled double room, offering a comfortable and relaxing retreat. A large front-facing window allows plenty of natural light, while built-in wardrobes span one wall, providing excellent storage without compromising floor space. The room comfortably accommodates bedroom furniture and benefits from neutral décor, a ceiling fan, and a pleasant outlook, making it both practical and inviting.

Bedroom Two

Bedroom Two is a well-proportioned double bedroom offering a calm and comfortable space, ideal for use as a guest room, second bedroom or home office. The room features a large window to the front elevation fitted with vertical blinds, allowing plenty of natural light while maintaining privacy. Beneath the window is a radiator, providing effective heating.

The room is decorated in neutral tones, with a textured feature wall adding character, complemented by lighter walls elsewhere. There is sufficient space for a double bed along with bedside furniture and additional storage. A ceiling-mounted fan light enhances air circulation and comfort. The room is finished with fitted carpet, creating a warm and welcoming atmosphere throughout.

Bedroom Three

Bedroom Three is a neatly presented single bedroom, well suited for use as a child's room, guest bedroom or home office. The room benefits from a window to the front elevation fitted with vertical blinds and curtains, allowing for good levels of natural light. A radiator provides heating, ensuring year-round comfort.

The room is finished in light, neutral décor, creating a bright and inviting atmosphere. There is space for a single bed and bedside furniture, along with additional freestanding storage. A ceiling-hung light fitting completes the room, and the flooring is practical and easy to maintain.

Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin set within a vanity unit providing useful storage, and a shower cubicle with glazed screen. The room is fully tiled to the walls, including a decorative border detail, creating a practical and easy-to-maintain finish.

A frosted window to the side elevation allows natural light into the room while maintaining privacy, complemented by vertical blinds. Additional features include wall-mounted storage cupboards, a heated towel rail, and space for bathroom accessories. The bathroom is finished with vinyl flooring and benefits from a clean, functional layout suitable for everyday family use.

Garden

The property enjoys a generous and well-established rear garden, offering a good degree of privacy and an excellent balance of lawned and paved areas. The garden is predominantly laid to lawn, providing an ideal space for outdoor relaxation, children's play or entertaining, with surrounding paved pathways allowing convenient access around the garden.

The boundaries are defined by timber fencing and mature planting, creating a pleasant and enclosed setting. Established shrubs, borders and planted beds add colour and interest, while the garden is generally low maintenance.

To the rear of the garden there are useful outbuildings, including a greenhouse and storage sheds, offering excellent potential for gardening enthusiasts or additional storage. A paved patio area adjacent to the property provides an ideal spot for outdoor seating. Additional features include an outdoor rotary washing line and water storage, enhancing practicality.

Overall, the garden is of a good size and offers versatility, privacy and scope for further enhancement to suit a variety of lifestyles.

Outbuildings

Situated at the rear of the garden is a substantial outbuilding offering versatile and practical space. The structure comprises multiple sections incorporating windows that allow natural light, making it suitable for a variety of uses including storage, workshop space or hobby rooms.

The outbuilding is set within a mature section of the garden, offering privacy and potential for further enhancement, subject to the necessary consents. This useful addition provides excellent ancillary space to complement the main property.

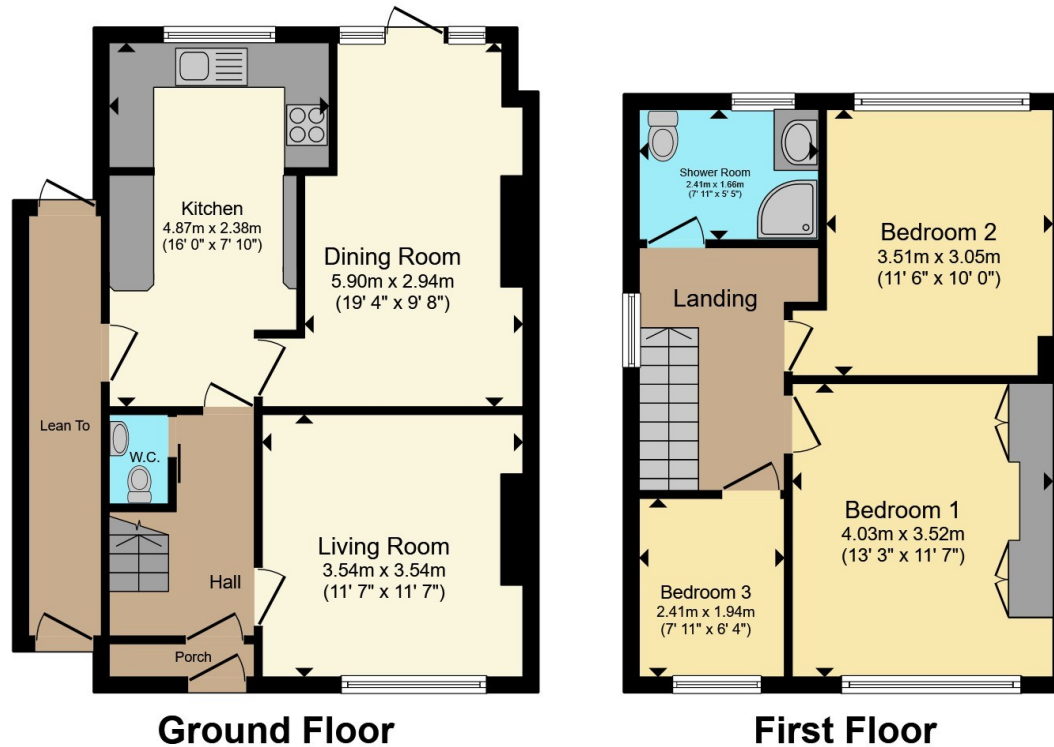
Parking

The property currently benefits from off-road parking to the front, providing convenient parking close to the main entrance. There is additional potential to further enhance the frontage by converting the front garden into a full driveway, subject to the necessary local authority consents, offering increased off-street parking if required.









Total floor area 96.0 m² (1,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STR108814



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STR108814 - 0006