

3 Bedroom Detached for Sale - £425,000  
Mildmay Close, Stratford upon Avon, CV37 9FR



## KEY FEATURES

- NO ONWARD CHAIN • 3 Double Bedrooms • 2 Bathrooms • Garage • Driveway Parking • South-Facing Rear Garden • Open Outlook to Front • Walking Distance to Grammar Schools • Comfortable Walk to Town Centre • Immaculately Presented

## Description

Beautifully presented and offered for sale with no onward chain, this detached three-bedroom home is tucked away in the corner of a cul-de-sac, enjoying a pleasant open outlook to the front. Offering well-balanced accommodation throughout, it is an ideal home for those looking to enjoy a peaceful setting without compromising on convenience.

The accommodation begins with a welcoming entrance hall with guest cloakroom, leading through to a spacious lounge and a well-planned kitchen/dining room. The adjoining conservatory provides valuable additional living space and enjoys views over the south-facing rear garden, creating an excellent area for relaxing or entertaining throughout the year.

Upstairs, there are three double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom also includes fitted wardrobes. A family bathroom completes the first floor.

Outside, the south-facing rear garden has been designed with ease of maintenance in mind, featuring raised planted borders, a garden shed and plenty of space to sit and enjoy the sunshine. To the front, the property enjoys an attractive open aspect, together with driveway parking leading to a single garage.

The location is equally appealing, with Stratford-upon-Avon town centre within a pleasant walk, offering an excellent choice of independent shops, cafés, restaurants and the world-renowned Royal Shakespeare theatres. The property is also well placed for Stratford Girls' Grammar School, King Edward VI School and a selection of highly regarded primary schools, making it an excellent choice for a wide range of buyers.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from all mains services. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		