

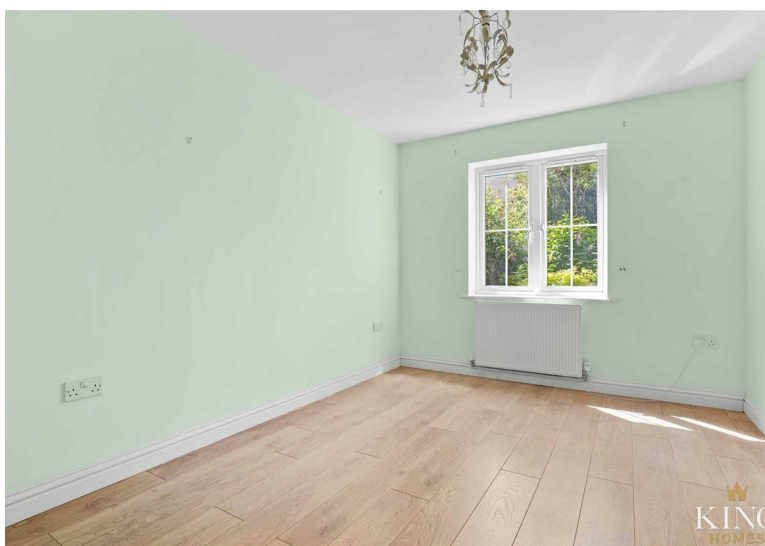


West Green Drive, Stratford-Upon-Avon, CV37 9LH

Offers over £310,000


KING
HOMES

**** Three-Bedroom Semi-Detached ** Two Bathrooms ** Driveway Parking for Two Vehicles**** This well-located three-bedroom semi-detached home offers a thoughtfully arranged layout with excellent everyday living space. The ground floor includes a welcoming hallway with guest WC, a generous living room, separate dining room overlooking the rear garden, and a well-proportioned kitchen with direct garden access. Upstairs are three well-balanced bedrooms, including a principal bedroom with built-in storage and en-suite shower room, plus a family bathroom with bath suite. Externally, there is a good-sized enclosed rear garden and gated rear access leading to parking for two vehicles directly behind.



This well-presented three-bedroom semi-detached home offers a thoughtfully arranged layout. The property is entered via a welcoming hallway with stairs rising to the first floor and access to a convenient guest WC. Positioned at the front of the home is a generous living room measuring over 14ft in length, providing a comfortable and versatile reception space ideal for both everyday relaxation and entertaining.

To the rear, the dining room enjoys views over the garden and offers ample space for family dining or hosting guests. The adjoining kitchen is well-proportioned and fitted with a good range of storage and worktop space, and benefits from direct access to the rear garden, enhancing the practical flow of the ground floor accommodation.

To the first floor, there are three well-balanced bedrooms. The principal bedroom is a particularly comfortable double room with built-in storage and its own en-suite shower room. Bedroom two is another spacious double, while bedroom three is a well-proportioned single room, served by the family bathroom which is fitted with a bath suite. A substantial loft ladder has been installed, providing easy access to the loft space, which is fully boarded and benefits from good head height.

Externally, the property enjoys a good-sized rear garden, fully enclosed by fencing to provide a secure and private outdoor space. Gated access leads directly to the private rear parking area, providing off-road parking for two vehicles

Hall

Living Room 14'2" x 11'0" (4.33m x 3.36m)

Dining Room 12'9" x 9'3" (3.91m x 2.84m)

Kitchen 12'10" x 8'7" (3.93m x 2.64m)

W.C

Landing

Bedroom 1 10'2" x 11'0" (3.10m x 3.36m)

En-suite 6'3" x 6'11" (1.92m x 2.12m)

Bedroom 2 9'11" x 9'11" (3.03m x 3.03m)

Bedroom 3 9'10" x 8'0" (3.00m x 2.45m)

Bathroom

6'8" x 6'7" (2.04m x 2.01m)





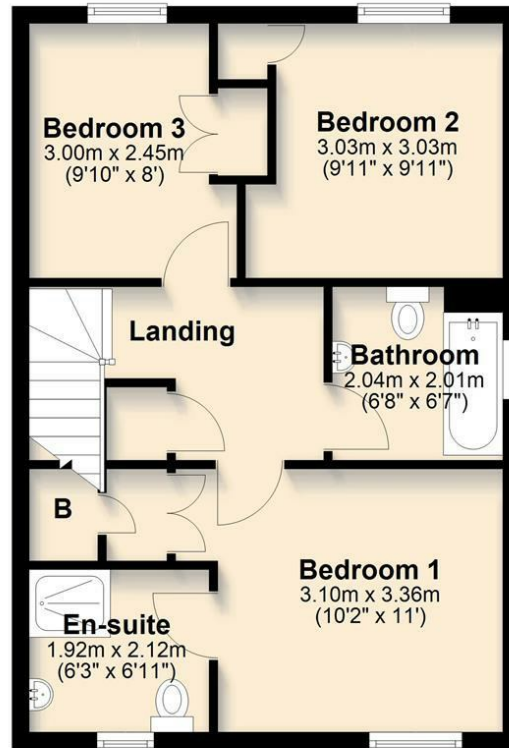
Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)

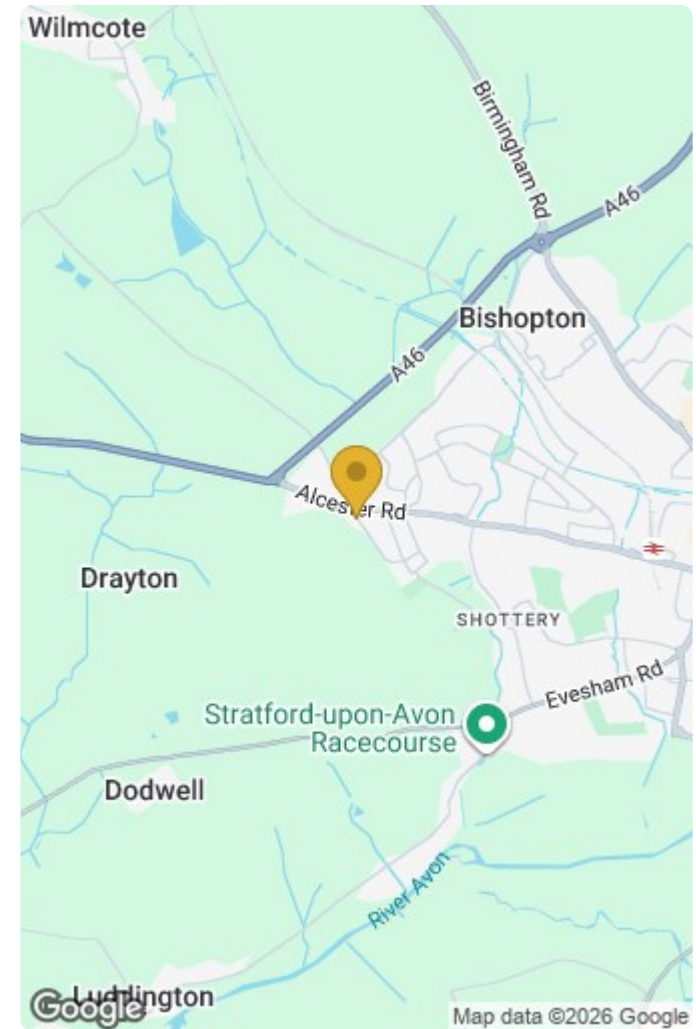


First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	