

EDWARDS

ESTABLISHED 2007

BIRMINGHAM ROAD

STRATFORD-UPON-AVON CV37 0RF

FOR STARTERS

2 2 1

GUIDE PRICE
£190,000

MAIN COURSE

Spacious One-Bedroom Coach House in a Private Cul-De-Sac

Tucked away in a quiet private cul-de-sac to the north of town, this well-presented one-bedroom coach house offers a rare blend of privacy, space, and versatility. Screened from the road by a natural hedgerow, the property enjoys a sense of seclusion while remaining conveniently located for local amenities and transport links.

Stepping inside, the entrance hall leads to a converted garage, now a highly useful additional room with a window, heating, and a double understairs storage cupboard—perfect for a home office, study, gym, or creative studio.

Upstairs, the first-floor landing connects to a generous double bedroom, complete with three built-in storage cupboards and a separate boiler cupboard. A modern three-piece bathroom with a window and a handy storage cupboard sits opposite. There's further storage in the loft, ensuring a clutter-free living space.

The heart of the home is the spacious open-plan sitting, dining, and kitchen area—a bright and airy space ideal for relaxing or entertaining.

Outside, the property benefits from off-road parking for two cars. With its flexible layout, quiet yet accessible location, and mains gas heating, this coach house is an excellent choice for first-time buyers,







investors, or those seeking a secure lock-up-and-leave home.

A well-designed home with plenty of storage and versatile living space —viewing is highly recommended.

KEY INGREDIENTS

Tenure
Leasehold

Council Tax
Band - C

EPC
Band - C

N/A

Mains Gas, Electric, Water & Drainage

Heating System
Gas Central Heating

Thomas Jolyffe
Primary

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222



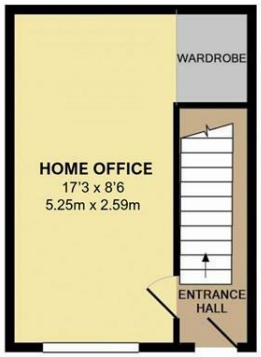




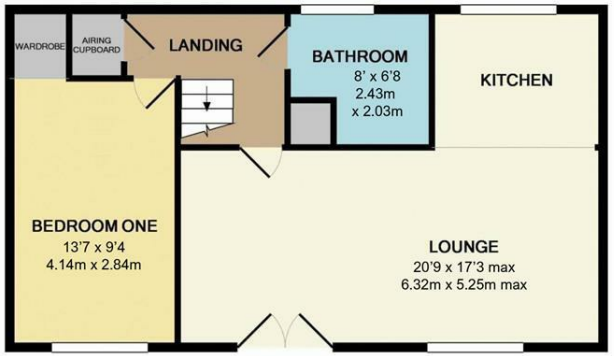








GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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