

4 Bedroom Semi-Detached for Sale - £365,000
Canners Way, Stratford upon Avon, CV37 0BJ



KEY FEATURES

- 4 Bedrooms • Open Plan Living • Downstairs Study/Fifth Bedroom • Downstairs WC • 2 Bathrooms • Low-Maintenance Rear Garden • Driveway + EV Charging Point

Description

Set within a highly convenient location, this attractive four-bedroom semi-detached home offers well-planned and versatile accommodation arranged over three floors.

The property is approached via a driveway providing parking for one vehicle and benefits from an EV charging point. A welcoming hallway gives access to a downstairs WC and a useful study at the front of the house, currently utilised as a fifth bedroom, offering excellent flexibility for home working or guests.

To the rear of the property is a generous open-plan kitchen, dining and living space, ideal for modern living and entertaining. The lounge area was created from the garage conversion and flows seamlessly with the kitchen and dining area, with French doors opening out to the rear garden.

The first floor offers two double bedrooms, including the principal bedroom which benefits from an en-suite shower room. On the second floor are two further double bedrooms along with a family bathroom, making this a well-balanced home with excellent bedroom space.

Outside, the rear garden is designed for low maintenance, providing a practical and easy-to-enjoy outdoor space.

Stratford-upon-Avon is renowned for its historic streets, riverside walks and excellent range of shops, cafés, restaurants and theatres. The property is ideally positioned within walking distance of the town centre, the train station and the Maybird Retail Park, making it perfectly placed for both everyday convenience and enjoying all that this historic market town has to offer.

Additional Information

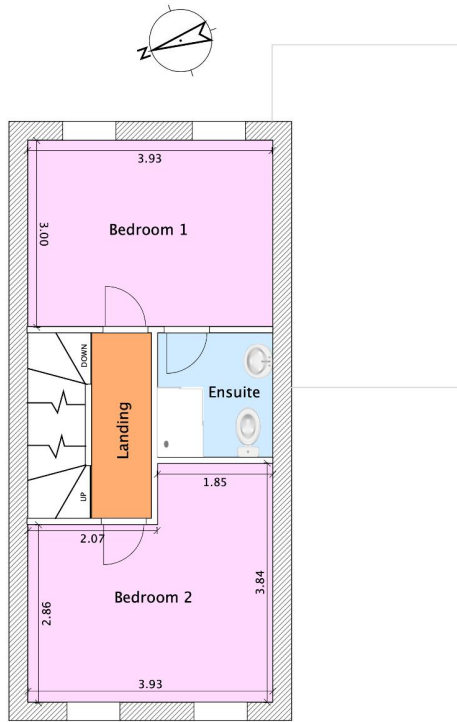
We are informed by the vendors that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual estate maintenance charge of approximately £120 per year. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



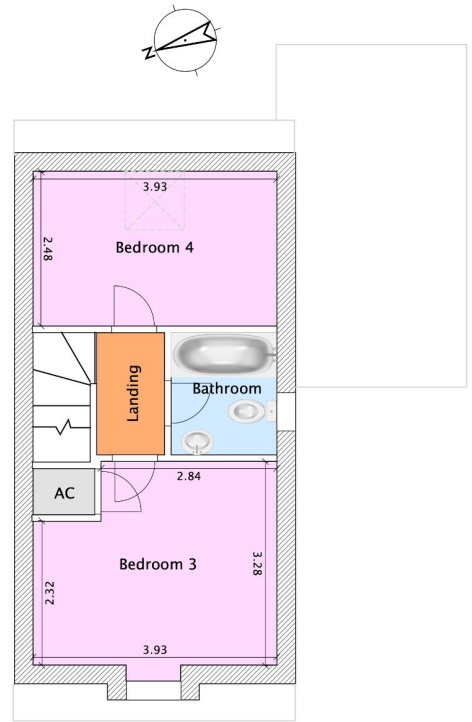




Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 1245 ft² / 115.6m²
GROUND FLOOR



Indicative floor plans for illustration purposes only
FIRST FLOOR



Indicative floor plans for illustration purposes only
SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		