



The Beeches, 11 Welcombe Road
CV37 6UJ

In Excess of **£330,000**

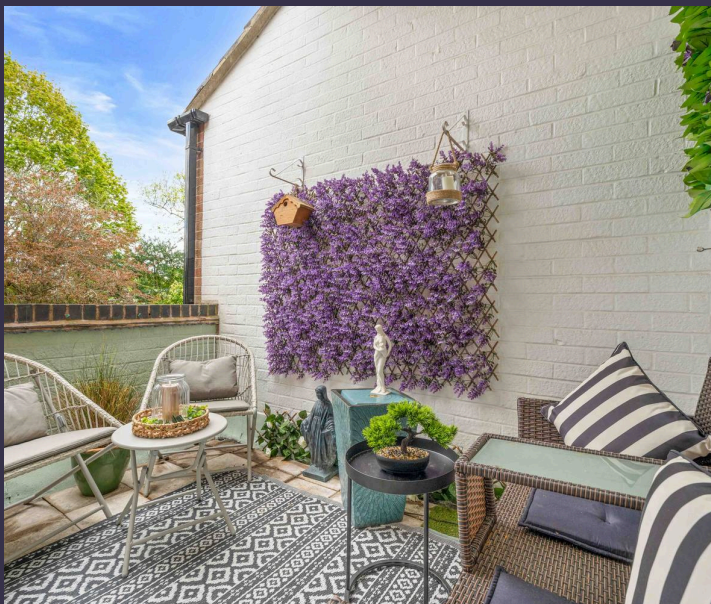


If you are looking for a well-positioned apartment that offers both convenience and a more relaxed pace of living, then this could be exactly what you've been waiting for.

Set within The Beeches on Welcome Road, this is a three double bedroom first floor apartment in one of Stratford-upon-Avon's most established and sought-after locations. Just a short, and mostly level walk into the town centre, it puts everything within easy reach whilst still offering a quieter, tucked-away feel; something that's not always easy to find.

This is one of those homes that immediately feels comfortable. Light, well-balanced and easy to move around, the layout works particularly well for those looking to downsize without compromise, or for a family who is wanting a low-maintenance home in a prime spot.

The sitting room is a generous space having space for a couple of sofas and chairs. An electric feature fireplace creates a focal point to the room and being dual aspect the room is filled with natural light. The room opens out onto a private balcony. This is a real feature here, somewhere you can sit out with a morning coffee or enjoy the warmer evenings overlooking the surroundings.



The kitchen is practical and well laid out with good storage, pantry cupboard and workspace, making day-to-day living straightforward. The appliances are integrated giving a seamless look and has an electric cooker point and heated towel rail.



There are three double bedrooms, which is a real advantage in an apartment like this. Whether you need the extra space for guests, hobbies or a home office, the flexibility is there. The main bedroom is a comfortable double having three sets of double built-in wardrobes aiding in keeping the room decluttered. The second bedroom also has double built-in wardrobes, with the additional room offering versatility depending on how you choose to live.

The shower room is modern and easy to maintain, fitted with a double walk-in shower; ideal for convenience and accessibility. There is a further separate W/C, a real added bonus.

One of the standout features here is the communal grounds. They are beautifully kept, offering a real sense of space and greenery, and provide somewhere to enjoy the outdoors without the upkeep that comes with a private garden.

The property also benefits from a single garage en-bloc, along with residents parking giving you that added practicality which is often high on the wish list.

All in all, this is a home that offers a great balance. Location, ease of living and a setting that feels calm and established, ideal for those looking to enjoy Stratford-upon-Avon at a slightly gentler pace.





Council Tax band: D

Tenure: Share of Freehold

EPC Energy Rating - C

- First Floor Position – Easy Living With Added Privacy
- Three Bedroom Layout – Flexible Space For Guests Or Office
- Private Balcony – Perfect For Morning Coffee Or Evenings
- Three-Piece Shower Room & Separate Cloakroom W/C
- Light And Well Balanced – Comfortable Feel Throughout
- Garage En-Bloc & Residents Parking
- Beautiful Communal Grounds – Well Kept And Enjoyable Space
- Ideal For All Buyers – Low Maintenance Without Compromise
- Established Development Setting – Quiet, Well Regarded And Tucked Away
- Prime Town Centre Location – Short walk into Stratford



First Floor

Approximate Gross Internal Area = 87.53 sq m / 942 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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