

2 Bedroom Semi-Detached for Sale - £325,000

Alcester Road, Stratford upon Avon, CV37 9JJ



KEY FEATURES

- Large South-Facing Rear Garden • 2 Reception Rooms • Study Space • 2 Double Bedrooms • Downstairs WC • Wood-Burning Stove • Detached Workshop • Generous Driveway

Description

A really lovely two bedroom semi-detached home, offering surprisingly spacious accommodation together with a large garden, generous driveway parking and a substantial workshop. The house has been extended to the rear, whilst still offering plenty of potential to extend further, subject to the necessary permissions.

Steps lead up from the driveway to the front entrance, opening into the hallway with stairs rising to the first floor and a useful ground floor cloakroom.

The lounge is a particularly good size, running from front to back with a bay window to the front and a wood-burning stove. To the rear is the kitchen, fitted with a good range of units and incorporating a built-in seating area. From here there is access into the extended dining/family room, a really useful additional living space overlooking the garden, with roof-lights, utility space and plenty of additional storage.

On the first floor are two good double bedrooms, both with fitted wardrobes, together with a modern shower room. The principal bedroom is particularly generous and the unusually spacious landing has ample room for a desk, creating a useful spot for working from home without taking over one of the bedrooms.

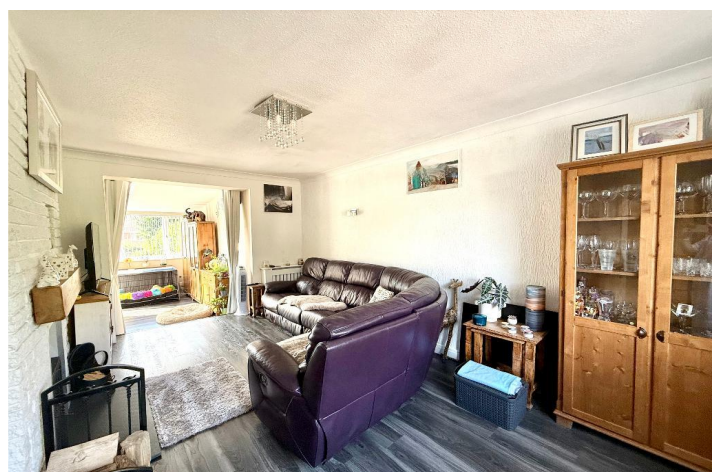
Outside, steps lead down from the house into the large, south-facing garden, with a patio seating area, lawn and established planting. There is lots of space to enjoy the garden as it is, whilst the size of the plot also gives a future owner plenty of scope to extend the house further, subject to the necessary permissions. At the far end of the garden is a substantial brick-built workshop measuring approximately, whilst to the front a generous driveway provides off-road parking.

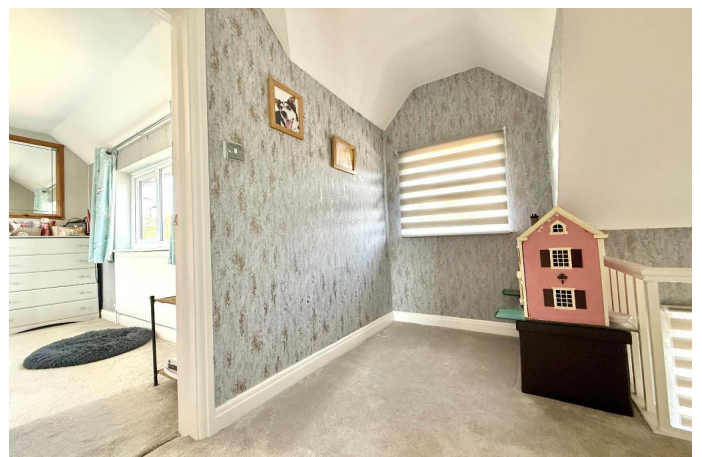
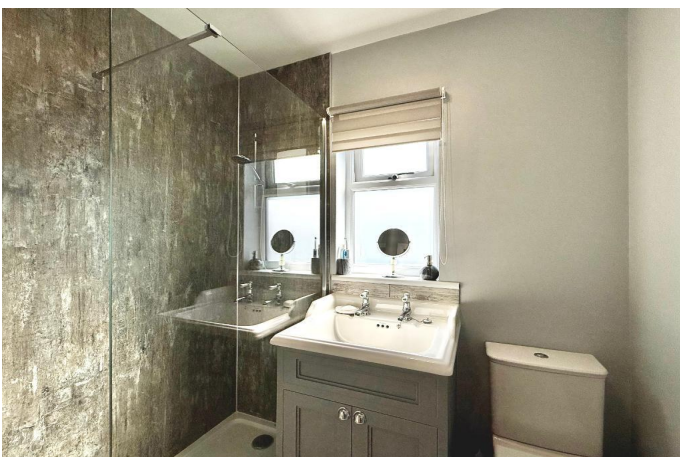
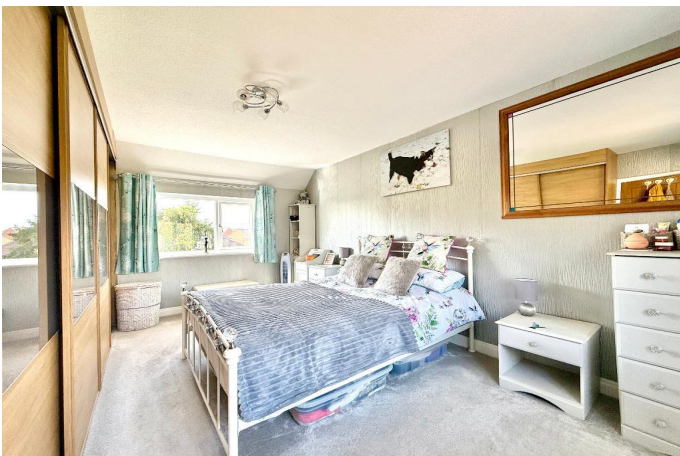
Situated on the northern side of Stratford-upon-Avon, the property is particularly convenient for access to the A46 and wider road network, whilst the town centre and railway stations are also within easy reach.

Stratford-upon-Avon offers an excellent range of shops, restaurants, cafés and leisure facilities, together with the Royal Shakespeare Theatre. The town is also particularly well served for schooling, including King Edward VI School and Stratford Girls' Grammar School, with rail services to Birmingham and London and easy access to the M40.

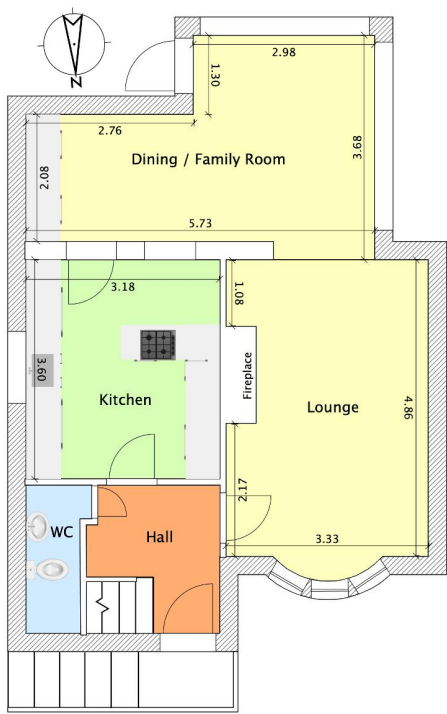
Additional Information

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

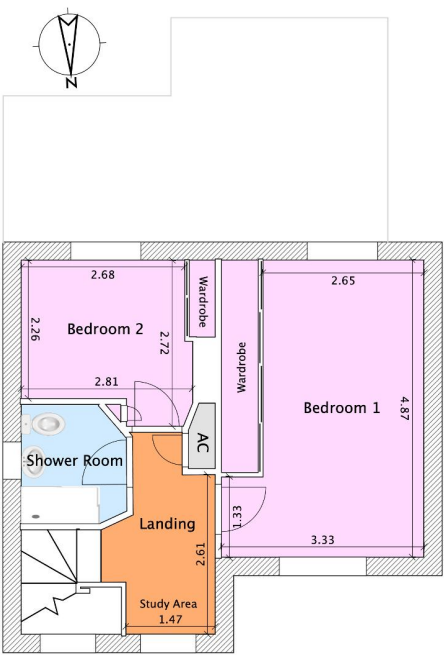




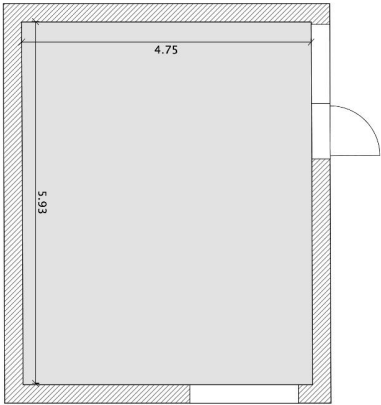




Indicative Floor Plan for illustration purposes only
Approximate Gross Internal Floor Area 950 ft² / 88.3 m² (Excluding Workshop)
GROUND FLOOR



Indicative Floor Plan for illustration purposes only
FIRST FLOOR



Indicative Floor Plan for illustration purposes only
WORKSHOP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		