

4 Bedroom Semi-Detached for Sale - £400,000
Squirrels Street, Stratford upon Avon, CV37 0UL



KEY FEATURES

- NO ONWARD CHAIN • 4 Bedrooms • 2 Bathrooms • Downstairs WC/Utility Room • Generous Rear Garden • Car Port • Easy Walk to Train Station • Parking for 3 Cars

Description

Offered for sale with no onward chain, this substantial four bedroom home offers over 1,300 sq ft of accommodation arranged across three floors, with a generous rear garden and part-covered driveway parking. Stratford Parkway Station is an easy walk away, while the nearby A46 provides excellent access to the wider road network.

A spacious entrance hall sets the tone for the accommodation, with built-in storage and a ground floor WC. The fitted kitchen sits to the front of the house, while the rear is given over to a large lounge/diner extending to over 17ft across. There is ample room to create distinct sitting and dining areas, and French doors open directly onto the garden.

Three bedrooms are arranged across the first floor. Bedrooms two and three are both comfortable doubles, while the fourth bedroom would work equally well as a single bedroom, study or home office. A shower room completes this floor.

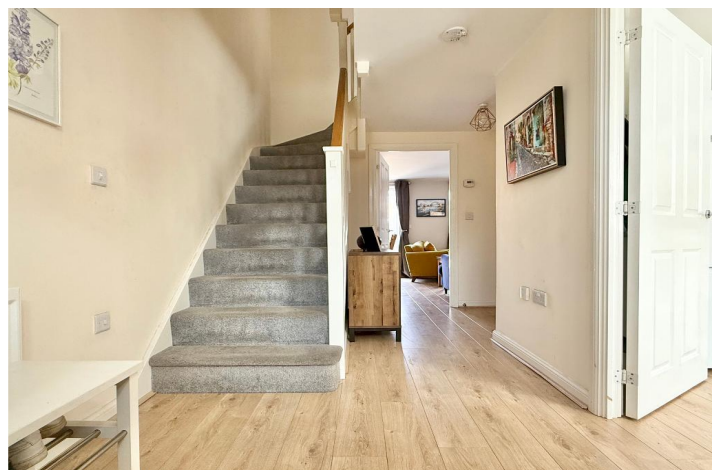
The principal bedroom occupies the entire second floor and is undoubtedly one of the highlights of the house. Measuring almost 20ft at its longest point, it offers excellent space for wardrobes and additional furniture without compromising the bedroom area. An en-suite bathroom and separate storage cupboard complete the top floor.

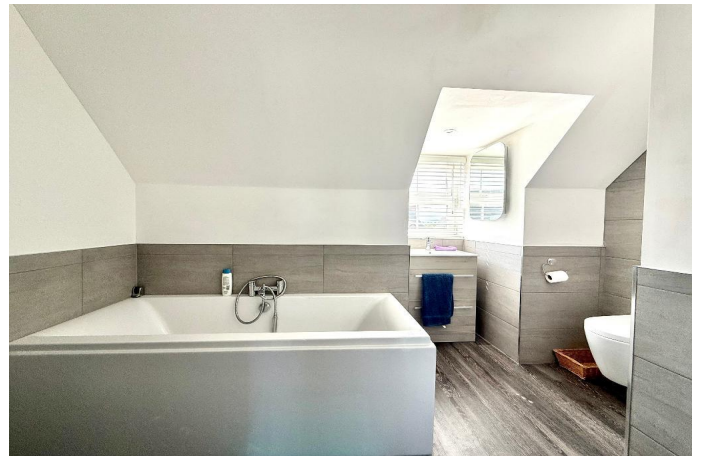
Outside, the rear garden offers considerably more space than you might expect from a modern townhouse. Predominantly laid to lawn, it includes a paved seating area, a large timber shed and ample room for outdoor dining. Gated access leads to the driveway and car port alongside the house, providing off-road parking for 3 cars.

Stratford-upon-Avon offers an excellent range of shops, cafés, restaurants and leisure facilities, alongside its renowned cultural attractions including the Royal Shakespeare Theatre. The town is well served by highly regarded schools and has an abundance of riverside and countryside walks close at hand. Stratford Parkway Station is within easy walking distance, while the A46, M40 and surrounding road network are readily accessible, making this a particularly convenient location for travel further afield.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is a monthly service charge of £28.86. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

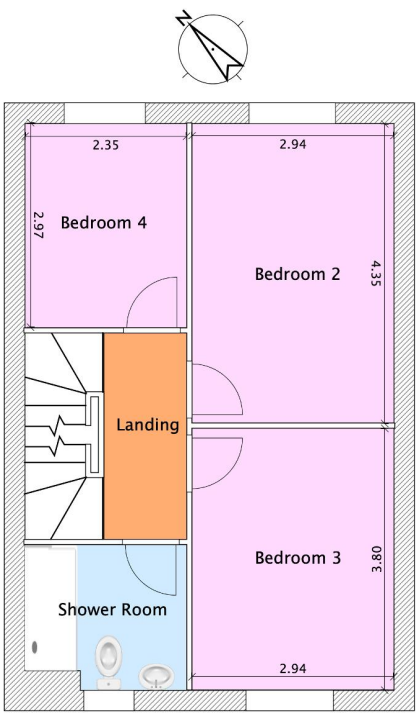






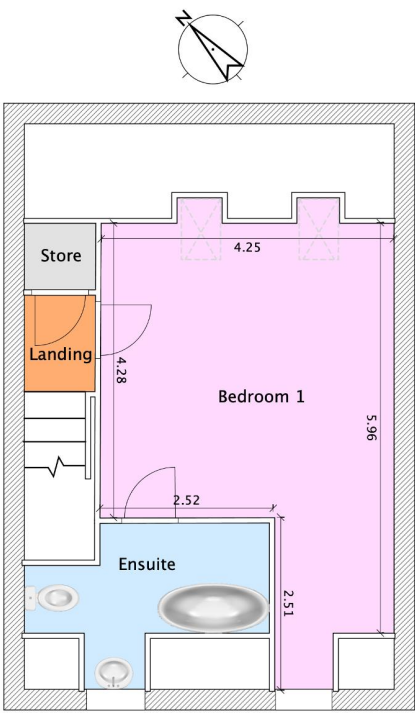
Indicative Floor Plan for illustration purposes only
Approximate Gross Internal Floor Area 1317 ft² / 122.4 m²

GROUND FLOOR



Indicative Floor Plan for illustration purposes only

FIRST FLOOR



Indicative Floor Plan for illustration purposes only

SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		