



Corelli Close, , Stratford-upon-Avon, CV37 9PU

Offers In Excess Of £200,000

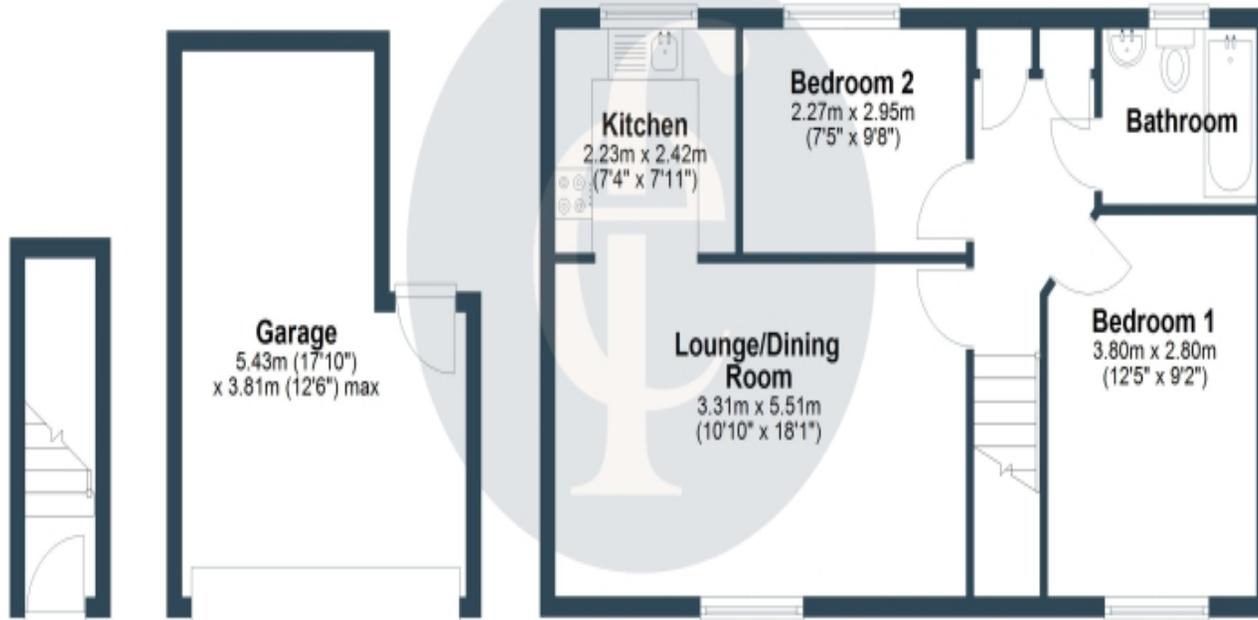


Ground Floor

Approx. 20.7 sq. metres (222.4 sq. feet)

First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 73.7 sq. metres (793.6 sq. feet)

A spacious, well presented two bedroom Freehold coach house, ideal for any first-time or investment purchaser. The property enjoys a private position at the end of a cul-de-sac and benefits from a private entrance leading to a spacious first-floor living. Unlike a modern apartment, you do not have to worry about a communal entrance, ground rent charges, or a lease diminishing in years. Also, let's not forget to mention the property is sold with a garage, garden, and parking!

The town centre is just a short walk away, with its wide range of restaurants, independent shops, and cultural attractions. Stratford's train station offers direct links to both Birmingham and London, making it an excellent spot for commuters and weekenders alike. The property enjoys accommodation on one floor and is light, contemporary, and airy. Leading from the first-floor landing are both bedrooms, the bathroom, and the open-plan accommodation.

The sitting room space is large enough for a dining area as well as a relaxing space in front of the TV. Ample space to enjoy and conveniently located off is the kitchen, accessed via an archway. The kitchen has a range of fitted wall and base units with an integrated cooker and hob.

As mentioned, both bedrooms offer generous proportions and would take a double bed. Completing the accommodation is a bathroom with a shower over the bath.

Outside is an enclosed lawned garden ideal for relaxing in the sunshine or pegging your washing out! Positioned at the rear of the property is the integral garage with a large storage cupboard and parking for one car in front of the garage.

We understand there to be a maintenance charge of £344.92 per annum; this must be verified by a solicitor.

Viewing is an absolute must!

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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