



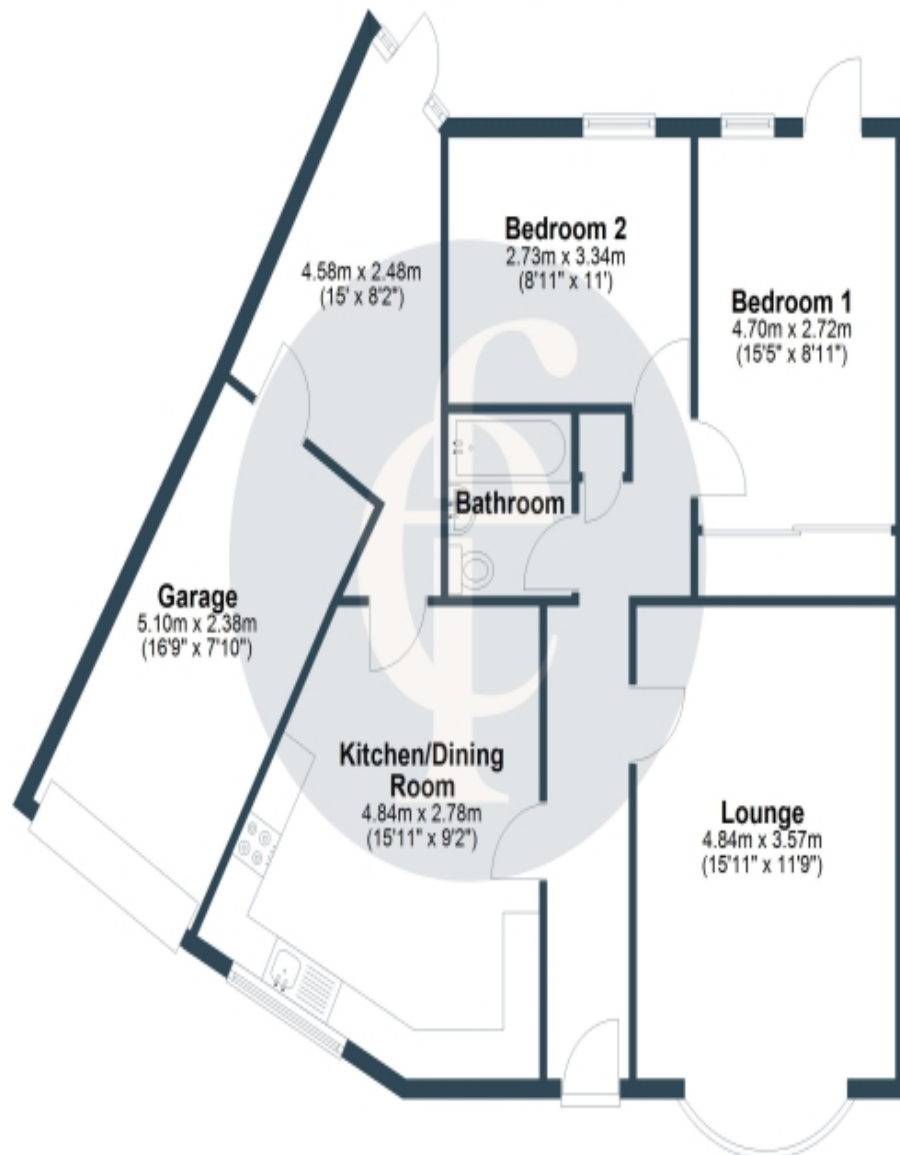
Blackthorn Road, , Stratford-upon-Avon, CV37 6TD

Offers In Excess Of £350,000



## Ground Floor

Approx. 94.7 sq. metres (1019.2 sq. feet)



Total area: approx. 94.7 sq. metres (1019.2 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

A charming two-double-bedroom semi-detached bungalow situated within a stroll to the town centre and adjacent to the highly desirable Welcombe Hills.

Number 9 is offered with no onward chain and provides a warm, generously proportioned home throughout. Thoughtfully extended, the layout offers spacious double-fronted living arranged across a single level.

On arriving at the property, the kerb appeal is evident via the mixture of brick and characterful stone. The driveway enjoys smart block paving and offers parking for 2-3 cars.

Set in an elevated and private position, the property offers inviting, light and airy accommodation throughout.

Once parked on the driveway, step inside to take a closer look.

The welcoming hallway, providing ample space for coats and shoes, leads through to the main accommodation and bedrooms.

The breakfast kitchen is situated to the left and provides excellent space for both cooking and dining. Well-appointed with an extensive range of fitted wall and base units, it offers superb storage and is finished with a granite worktop. There are an integrated gas hob and electric oven, along with space for a washing machine, fridge and dishwasher. Complementary tiling to the walls and floor enhances the finish, while the open front aspect brings in plenty of natural light.

The generously proportioned sitting room is positioned to the right-hand side of the bungalow and boasts a solid wood floor. This inviting space is ideal for both entertaining guests and relaxing in front of the TV.

Both double bedrooms are positioned overlooking the private rear garden, with the master bedroom enjoying direct access to the garden and fitted wardrobes with sliding mirrored doors.

Completing the accommodation is the bathroom, allowing a low-level w.c, wash hand basin set into a vanity unit, a "P" shaped bath with shower over. A heated towel rail and tiling to the walls and floor complete the space.

There is a useful covered lean-to, ideal for storage or as a utility space, which leads through to both the garage and to the garden. With a little imagination, this area could also be adapted to create a further reception room. Externally, the garage can be accessed via the main garage door, which also incorporates a pedestrian door for convenient everyday access.

The garden is designed for ease of maintenance, being laid to pebbles and paving and enclosed by fencing. Arranged into two sections, the elevated patio area enjoys a sunny aspect, creating an inviting and private spot for outdoor seating.

Viewing is advised to appreciate the spacious, well-presented accommodation.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. A prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool and leisure centre, racecourse, the nearby North Cotswold Hills as well as the River Avon for anglers and boating enthusiasts. The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes' drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.

General Information&mdash;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.

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