

5 Bedroom Semi-Detached for Sale - £450,000
West Green Drive, Stratford upon Avon, Warwickshire, CV37 9HZ



KEY FEATURES

- 5 Bedrooms • 2 Bathrooms • Large South-Facing Rear Garden • Open Plan Kitchen/Family Dining Room • Utility Room • Garage Storage • Driveway for 2-3 Cars • Separate Lounge • Walk to Stratford Girls' Grammar School • Sought After Location

Description

A superb 5 bedroomed semi-detached property, situated in the highly desirable village of Shotton, Stratford Upon Avon, just a short walk from the esteemed Shotton Girls' Grammar School and within easy reach of the town centre, A46 and local rail stations.

The property is approached via a large driveway offering parking for 2-3 cars. A useful porch leads to the entrance hall which is very welcoming and gives access to the lounge and kitchen. The lounge sits at the front of the house and is a cosy space with a large window to front, wooden flooring and feature fireplace.

The kitchen/family/dining room spans the rear of the house and is the true heart of the home. There is ample space for cooking and dining with a snug area offering a relaxing space to socialise. Double doors lead from the snug and the kitchen into the rear garden. Off the kitchen is a useful utility area, again with doors to the garden and off here is a downstairs shower room with shower cubicle, WC and basin. The utility room also give access to the garage which offers useful storage and can also be accessed from the driveway.

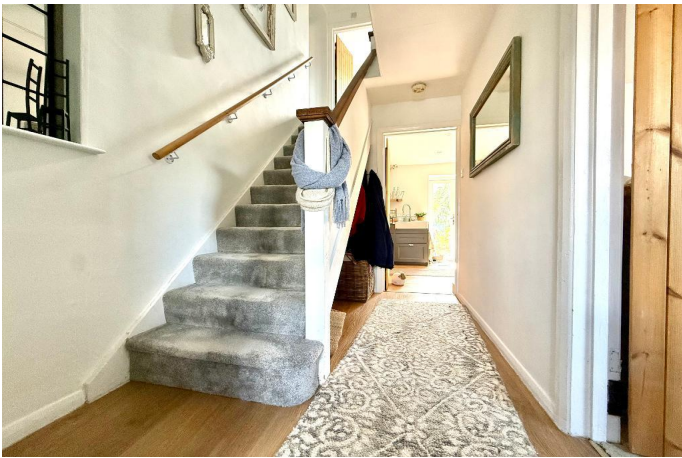
Upstairs the property continues to impress, with 5 bedrooms and a family shower room. Bedrooms 1 and 2 are good sized doubles, while the remaining 3 bedrooms are excellent children's bedrooms, offices or hobby rooms. The shower room has a walk in shower, WC and basin.

Outside the rear garden is a real highlight, being fully south facing and an excellent size. There is a large patio area, leading to a lawned area with mature planting, a garden shed and a greenhouse.

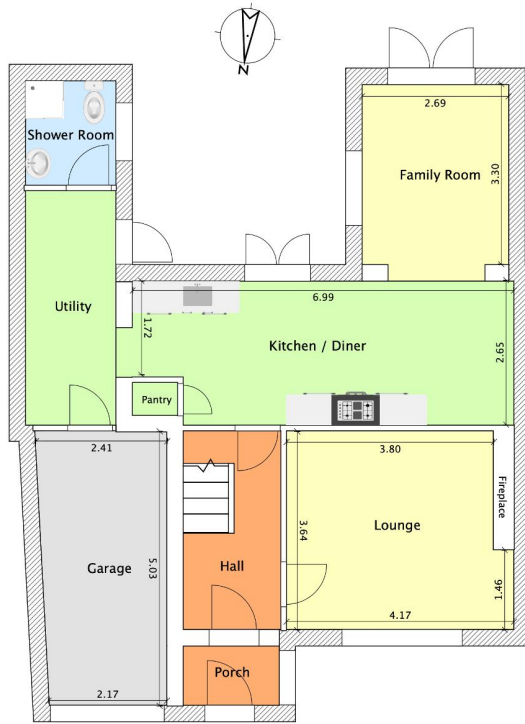
Additional Information

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.

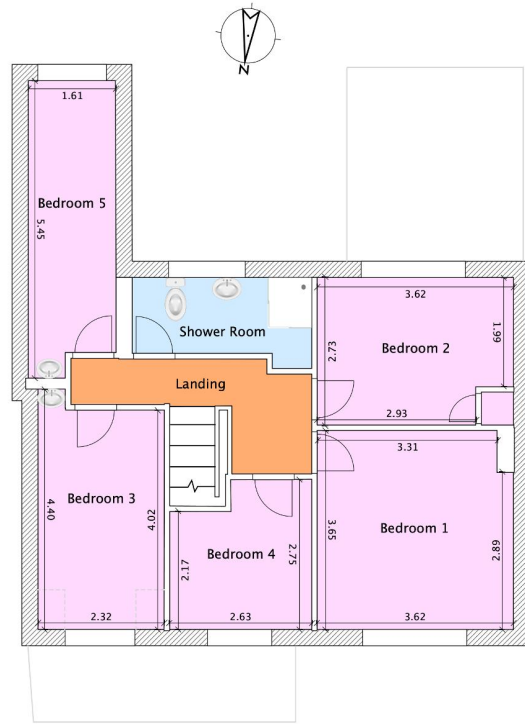








Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1338 ft² / 124 m² (excl Garage)
GROUND FLOOR



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FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		