

**2 Bedroom Coach House for Sale - Offers Over £175,000**  
Wellington Avenue, Meon Vale, Stratford upon Avon, CV37 8WD



## KEY FEATURES

- FREEHOLD • 2 Bedrooms • Garage • Parking for 2 • Open Plan Living Space • Immaculately Presented • Ideal for First-Time Buyers • Ideal Buy-to-Let Investment Opportunity



## Description

A fabulous FREEHOLD semi-detached coach house with garage and parking for two cars. Stylishly presented and cleverly designed, this home offers an impressive dual aspect open-plan living space, two bedrooms and a modern bathroom - a superb blend of comfort and convenience.

Step inside to a handy entrance area with space to hang coats before heading upstairs, where the property really comes to life. The dual aspect open-plan kitchen, living and dining room is a superb space - light, airy and perfectly designed for modern living. There is a generous double bedroom, a second single bedroom that also makes an ideal home office, and a contemporary bathroom with bath, shower over, WC and basin with storage.

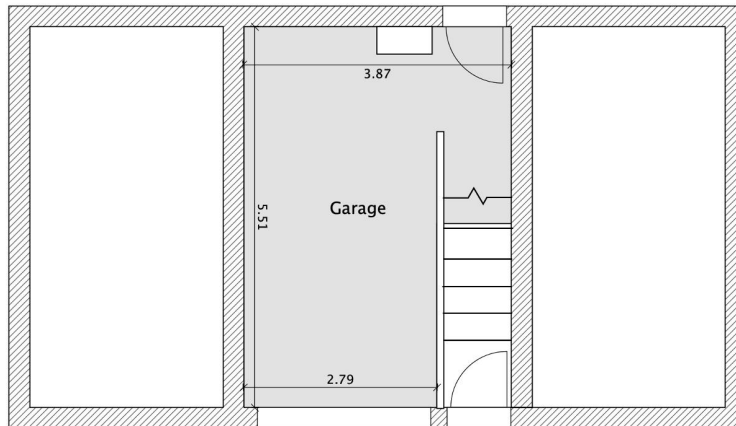
The garage below is fitted with power and light, with two private parking spaces directly in front.

Set within Meon Vale, residents enjoy a welcoming community surrounded by green space, woodland walks, a village shop, leisure centre and children's play areas. Located just a short drive from Stratford-upon-Avon, it combines the best of country-style living with easy access to town amenities.

### Additional Information

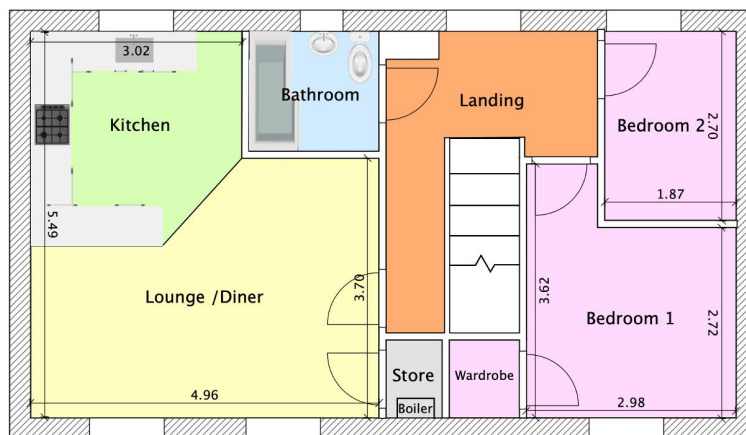
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an estate management charge of approximately £230 per year. Council Tax Band B with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.





Indicative floor plans for illustration purposes only

### GROUND FLOOR



Indicative floor plans for illustration purposes only

Approximate Gross Internal Floor Area 595 ft<sup>2</sup> / 55.3 m<sup>2</sup> (excl Garage)

### FIRST FLOOR