



Connells

Scarrots Street
Tiddington Stratford-Upon-Avon

Scarrots Street Tiddington Stratford-Upon-Avon CV37 7DG

for sale shared ownership
£58,750



Property Description

Offering a contemporary and cleverly designed upside-down layout, this attractive modern home maximises space, light and practicality. The well-planned accommodation places the bedroom and sleek bathroom on the ground floor, providing a quiet and private retreat upon entry.

Stairs lead to the first floor where the heart of the home is found – an impressive open-plan living, kitchen and dining area. Elevated to take advantage of natural light, this bright and airy space is ideal for both everyday living and entertaining, with ample room for relaxing, dining and cooking.

Externally, the property sits within a smart, well-maintained development, featuring a neatly landscaped frontage and useful allocated parking. The modern brick-built exterior, clean architectural lines and convenient location make this a particularly appealing option for first-time buyers, professionals or investors seeking something a little different.

A unique and stylish home that combines modern living with a practical, low-maintenance design. Offered at a 25% share.

Entrance Hall

The welcoming entrance hall sets the tone for the home, offering a practical and well-laid-out space upon entry. From here, stairs rise to the first-floor living accommodation, emphasising the property's unique upside-down design. The hall also provides convenient access to the ground-floor bedroom and the contemporary bathroom,

creating a clearly defined and functional layout. Finished in a neutral style, the hallway offers a bright and inviting first impression with space for coats, shoes and everyday essentials.

Lounge Kitchen Diner

The impressive open-plan kitchen, lounge and dining area forms the heart of the home and is flooded with natural light from well-positioned windows. Designed for modern living, the space effortlessly combines style and practicality, making it ideal for both relaxing and entertaining.

The contemporary kitchen features sleek, soft-toned wall and base units, complemented by generous worktop surfaces and a smart tiled splashback. A central island provides additional storage and preparation space, while also serving as an informal dining or social hub.

The lounge and dining areas flow seamlessly from the kitchen, offering flexible living space with room for both comfortable seating and a dining table. Finished with modern flooring, recessed lighting and tasteful décor throughout, this bright and airy room perfectly suits today's open-plan lifestyle.

Bedroom

This generously sized and beautifully presented bedroom offers a calm and comfortable retreat. Filled with natural light from a well-positioned window, the room feels bright and airy while maintaining a sense of privacy. There is ample space to

accommodate a double bed along with additional furniture, including side tables and storage.

Finished in soft, neutral tones, the bedroom benefits from plush carpeting underfoot and a modern ceiling light, creating a warm and inviting atmosphere. The layout easily allows for flexible furnishing options, with space for a dressing area or seating if desired. Overall, this is a stylish and relaxing room, ideal for unwinding at the end of the day.

Bathroom

This stylish and contemporary bathroom is finished to a high standard, offering a calm and spa-like feel. The space features a modern panelled bath with a glass shower screen and overhead shower, perfect for both relaxation and everyday convenience. Neutral tiling throughout creates a clean, cohesive look, complemented by warm wood-effect finishes.

A sleek wall-mounted wash basin sits beneath a striking mirrored cabinet, providing useful storage while enhancing the sense of space and light. The low-profile WC with concealed cistern adds to the streamlined design, while a recessed shelf offers practical storage for toiletries.

Bright, well-ventilated and thoughtfully designed, this bathroom combines functionality with contemporary style, making it a comfortable and attractive addition to the home.

Garden

The wrap-around garden offers a generous and versatile outdoor space, ideal for enjoying the sunshine throughout the day. Mainly laid to lawn, it provides a blank canvas for keen gardeners, outdoor entertaining or relaxing in

a private setting. Timber fencing encloses the garden, creating a secure and secluded feel, while side access adds everyday practicality.

With space for seating, planting or future landscaping, this well-proportioned garden complements the home perfectly and offers excellent potential for outdoor living in a low-maintenance setting.

Parking

The property benefits from allocated parking, providing a convenient and secure space located close to the home. Set within a well-maintained courtyard area, the parking offers easy access and peace of mind, ideal for daily use. This valuable feature enhances the practicality of the property and is perfectly suited to modern living.

Agents Note

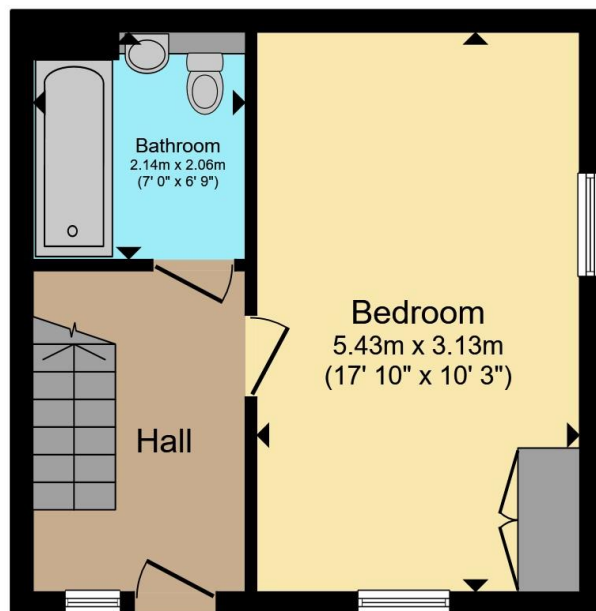
Rent - £534.21 per month. Service charges £112.33 per month.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

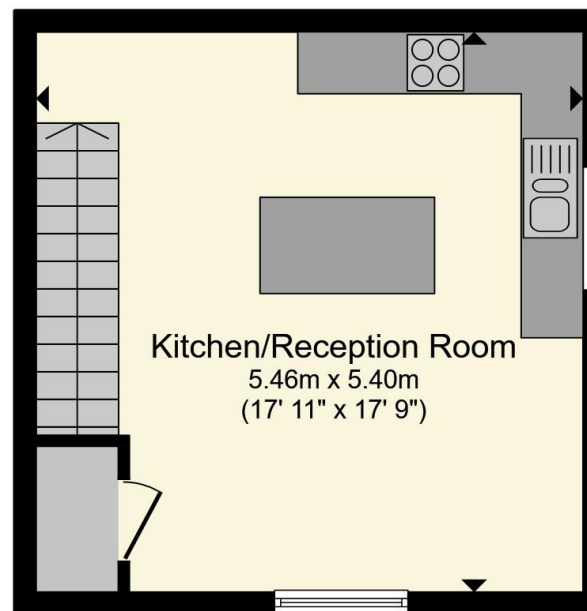








Ground Floor



First Floor

Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1347.96

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108807

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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