

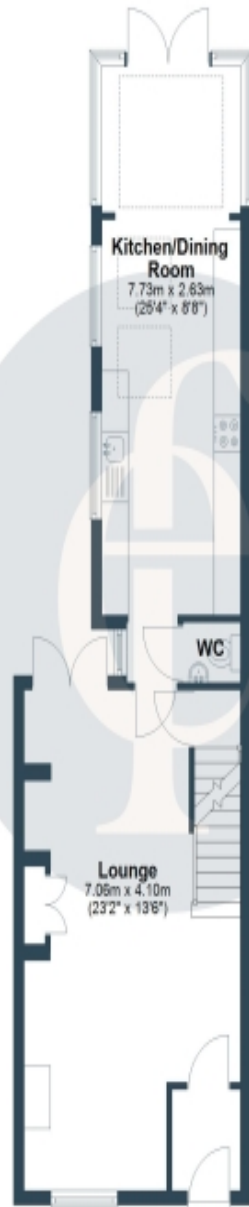


West Street, , Stratford-upon-Avon, CV37 6DW

Guide Price £550,000



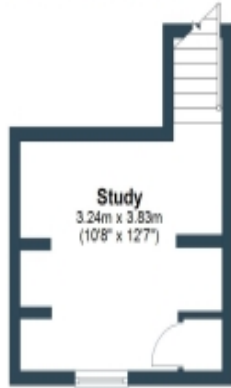
**Ground Floor**  
Approx. 26.0 sq. metres (280.0 sq. feet)



**First Floor**  
Approx. 43.3 sq. metres (466.5 sq. feet)



**Basement**  
Approx. 13.8 sq. metres (148.2 sq. feet)



Total area: approx. 83.1 sq. metres (894.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Where do we start, and find the words to describe this elegant, period home?

Nestled in the fashionable location known as Old Town, a short stroll to the town centre. Not only positioned in Old Town, but on West Street, one of the most highly regarded Roads within the town centre. The current owner has transformed number 6 over the years, including upgrades, extensions, and decor. We believe this could be one of the most beautifully presented homes in the area, with stylish fittings and a perfect blend of period features and contemporary lines.

If you are looking to purchase your next home, within a stroll of the town centre, but still with a quiet, peaceful spot, then this is the home for you. Most buyers assume period homes come with a list of things to do after moving in, but this property is all done for you and ready for you just to unpack the boxes and relax into your stunning space. Sold with no onward chain as an added benefit.

As soon as you approach "Sunny Cottage," the kerb appeal is evident, being set behind the wrought iron railings, the character and sash windows.

On entering the home, your eye is drawn through the deceptively spacious home, that only tells the true story once you are inside and you can observe the depth of the space.

Positioned at the front of the property is the dual aspect sitting through dining room. Offering French doors to the private garden and a gas fire with an in keeping period surround, and a timber mantle. To the front aspect is a double-glazed sash window with fitted shutters.

The gem in the crown is the extended breakfast kitchen with a vaulted glazed extension, drenching the space with natural sunlight and offering open views and access to the private garden. The kitchen offers a natural space for dining, relaxing, and cooking throughout the day. Guests will be both envious of the beautiful space and very much at home in the space. There is nothing not to love and no box left unticked.

There is a range of matching wall and base units with Granite work surfaces with integrated appliances, including an induction hob, electric double oven, fridge freezer, wine fridge, dishwasher, and washing machine. Enjoying Velux rooflights and French doors to the courtyard garden.

The cellar should not be overlooked, offering a useful study or occasional bedroom with a window to the front and a radiator. A dry, head-height space ideal for extra living.

Completing the ground floor is a cloakroom/W.C.

On the first floor are two double bedrooms, with the master bedroom enjoying two double-glazed sash windows, fitted wardrobes, and an original fireplace. The second bedroom boasts views over the private garden and again boasts built-in wardrobes with overhead cupboards

The bathroom is no ordinary bathroom; it has been sympathetically fitted with a rolltop freestanding bath, a separate shower cubicle with a rainfall shower, Karndean flooring, and complementary tiling to the walls.

The outside continues the natural space to relax in an ease of maintenance, paved, tiered garden enclosed by fencing and walling. Bringing the inside to the outside, ready for any alfresco dining. Side-gated access via shared access and lighting.

Viewing is an absolute must to appreciate the presentation and position.

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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