

3 Bedroom Detached for Sale - Offers Over £400,000

St Marys Road, Stratford upon Avon, CV37 6TL



KEY FEATURES

- Detached Property • Planning Permission for Extension • 3 Bedrooms • Downstairs WC • Modern Fitted Kitchen • Utility Room • Garage • Driveway for 3-4 Cars • Easy Walk to Town Centre

Description

Set in the ever-popular St Mary's Road in Stratford-upon-Avon, this attractive three-bedroom detached home offers generous parking, a garage, a low-maintenance garden, and the added bonus of planning permission already in place for an extension over the garage to create an additional bedroom with en-suite.

The hallway leads into a comfortable lounge, perfect for relaxing at the end of the day. From here, you step into the recently refitted kitchen, stylishly finished and well-planned for everyday cooking. The kitchen opens into the conservatory - a bright, versatile space ideal for dining, entertaining, or simply enjoying views of the garden.

Practical touches are well catered for, with a utility room that has access to both the garden and the garage, as well as a downstairs WC.

Upstairs, there are three bedrooms - a double at the front, a double at the rear, and a single at the front - all benefiting from built-in storage. The family bathroom is also on this floor, along with access to a partially boarded loft with ladder and light, providing excellent extra storage space.

The rear garden is designed for easy upkeep, being hard landscaped and perfect for those who prefer to spend more time enjoying it than maintaining it. At the front, there is driveway parking for three to four cars and a single garage with power and light.

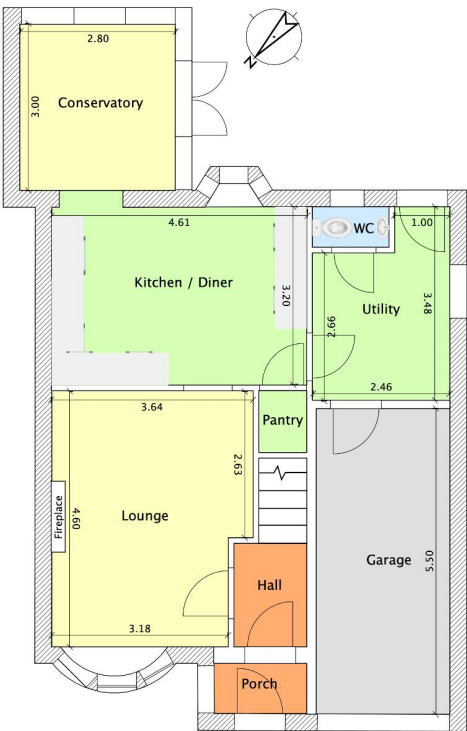
With its sought-after location, scope for further enhancement, and a layout that works beautifully for modern living, this is a home ready to enjoy now - with exciting potential for the future.

Additional Information

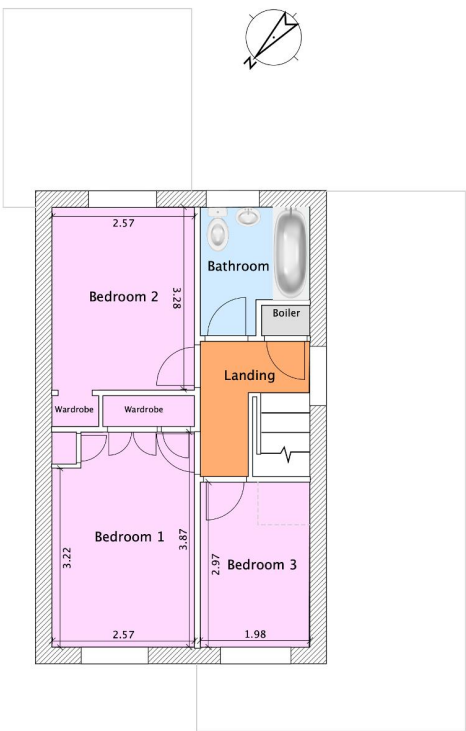
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







GROUND FLOOR
Approximate Gross Internal Floor Area 1003 ft² / 93 m² (excl garage)
Indicative floor plans for illustration purposes only



FIRST FLOOR
Indicative floor plans for illustration purposes only

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