




EDWARDS
ESTABLISHED 2007

**JOLYFFE PARK ROAD
STRATFORD-UPON-AVON CV37 6SX**

FOR STARTERS



OFFERS IN EXCESS OF
£300,000

MAIN COURSE

Nestled on Jolyffe Park Road, a desirable spot in Stratford-upon-Avon with its proximity to both the town centre and the handy shops along Clopton Road, this house offers a great opportunity for those looking to create their ideal home. Built around the 1960s, it could benefit from some modern updates, but it's a solid, well-sized home with plenty of potential.

You enter through an extended porch that not only leads to the front door but also provides access to the garden - a thoughtful touch. Inside, the hall takes you left into a kitchen filled with natural light thanks to the large picture window, a feature throughout the home. The kitchen includes a Worcester Bosch boiler and leads into the open-plan living and dining room via an archway. This dual-aspect space features another big picture window at the front, perfect for watching the world go by, and sliding doors to the rear.

There's plenty of scope here to rework the layout. One option could be removing the partition wall between the kitchen and dining area to create a larger, L-shaped open-plan space. Alternatively, if you'd prefer a bigger kitchen and a more defined living area, you could install a new stud wall, giving you a separate sitting room and kitchen/diner stretching across the rear of the house.

Currently, there's a small lean-to off the dining room - essentially a greenhouse-like space, ideal for summer days but perhaps due for an upgrade if you're considering larger renovations. The pretty rear



garden is easily maintained and not overlooked, backing onto Thomas Jolyffe School. At the front, there's a driveway and an integral garage.

Upstairs, there are three well-sized bedrooms, all of which can accommodate double beds. A large walk-in cupboard off the landing offers extra storage and has the potential for conversion. In some homes of this design, owners have converted this space into an en-suite or used it to add a staircase for a loft conversion, giving plenty of flexibility depending on your needs.

Please remember that any structural changes or renovations will likely require planning permission before getting started.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



North



All mains services
connected



Heating System
Gas



Thomas Jolyffe
Primary

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A LOOK INSIDE?
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Jolyffe Park Rd , Stratford -Upon- Avon, CV37 6SX

Approximate Gross Internal Area = 111.0 sq m / 1196 sq ft
(Including Garage)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID650771)

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