
EDWARDS
ESTABLISHED 2007

**KENDALL AVENUE
STRATFORD-UPON-AVON CV37 6SQ**

FOR STARTERS



OFFERS IN EXCESS OF
£290,000

MAIN COURSE

Nestled in the heart of a vibrant community and being offered with no chain, this delightful three-bedroom terraced home offers an exceptional opportunity. Ideally situated just a short stroll from the bustling town centre, this property enjoys the dual advantage of urban convenience combined with serene canal views right at your doorstep.

This home is located within walking distance to the town centre, providing easy access to a variety of local amenities including shops, cafes, restaurants, and schools. Public transportation links are conveniently close, making commuting a breeze. Furthermore, the property's unique position backing onto the canal offers a tranquil backdrop and scenic views, perfect for leisurely walks.

To the front of the property the current owner has conveniently created a driveway for parking. Upon entering the property, you're welcomed into a bright and airy hallway with high ceilings and character features, that leads to the main living areas. A downstairs cupboard is conveniently located under the stairs, which does have the potential of a WC to be put in. The generously sized living room features a large window that allow natural light to flood the space, creating a warm and inviting atmosphere.

Continually along the hall you are greeted with a dining room which seamlessly flows into the separate kitchen area. The kitchen is a functional space ready for a cosmetic update to match modern tastes. It offers ample cabinetry and countertop space, providing a perfect foundation for culinary enthusiasts to create their dream kitchen. Its convenient layout allows for easy access to the dining area, as well as a door which takes you to your garden.

Upstairs, you will find three well-proportioned bedrooms, each benefiting



from natural light and a peaceful ambience. Two of the bedrooms boasts lovely views of the canal, creating a serene atmosphere for relaxation. The Master Bedroom is fantastic in size with plenty of space for your furnishings.

The family bathroom consists of a traditional three-piece suite that, while functional, will benefit from a cosmetic upgrade to align with modern standards. There is an opportunity to reconfigure the layout to maximize space and functionality.

One of the standout features of this property is the private south facing rear garden that directly backs onto the canal. This outdoor space is perfect for entertaining guests, as well as enjoying the peace that nature brings!

This charming 3-bedroom terraced home is brimming with potential, combining a prime location with serene canal views. With its spacious layout and scope for cosmetic improvements, the property offers a fantastic opportunity for those looking to invest in a home that they can personalise while enjoying the benefits of town living. Don't miss your chance to secure this hidden gem and transform it into your dream home!


KEY INGREDIENTS


 Tenure
Freehold

 Council Tax
Band - C

 EPC
Band - D

 South West

 All mains services
connected

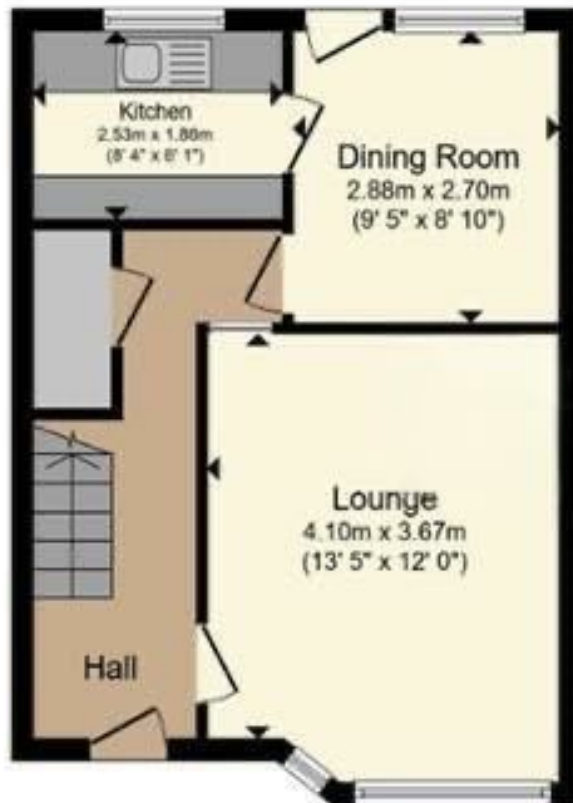
 Heating System
Gas



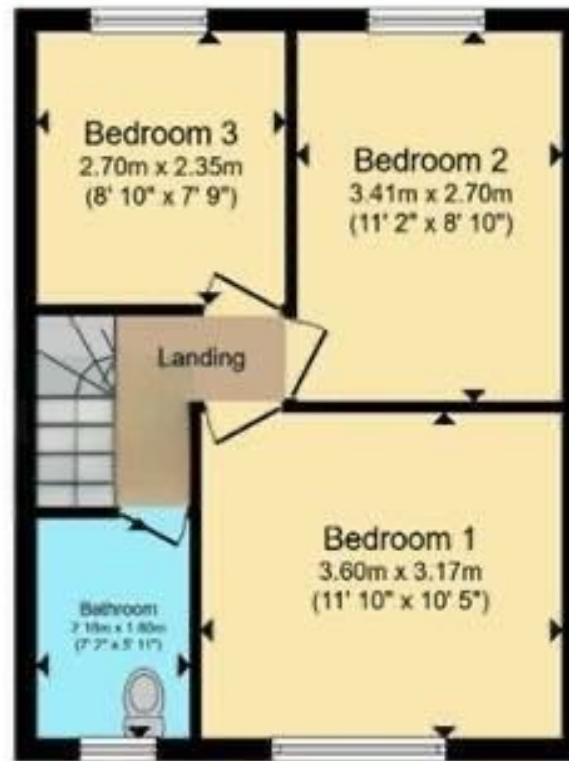
St Gregory's Primary
Thomas Jolyffe
Primary

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Ground Floor



First Floor

Total floor area 75.5 sq.m. (813 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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