
EDWARDS
ESTABLISHED 2007

**WEST GREEN DRIVE
STRATFORD-UPON-AVON CV37 9HZ**

FOR STARTERS



OFFERS OVER
£325,000

MAIN COURSE

Nestled in a highly desirable neighbourhood, this 3-bedroom semi detached home offers a perfect mix of comfort, space and opportunity. Positioned on an impressive plot, this property boasts significant potential, making it an ideal choice for growing families or buyers seeking to personalise their home.

As you step into the property, you are greeted by a welcoming porch that leads into a spacious hallway, with the stairs opposite and rooms coming off. To the left, you will find a generously sized lounge, perfect for relaxing with family or entertaining guests. This room features a large walk in bay window, flooding the room with natural light, as well as a feature fireplace, acting as the focal point of the room.

Continuing along the hallway is a sleek and fully functioning modern kitchen, thoughtfully designed with integrated appliances and ample storage.

Adjacent to the kitchen, takes you into a versatile lounge-diner, offering an additional reception area, ideal for family meals or hosting social gatherings. From here you have double doors leading onto the garden. Another door coming off the kitchen takes you to a practical utility room, complete with a downstairs WC, providing added convenience. From here, you also have direct access to your garden and an integral garage, ensuring practicality and ease for day-to-day living.



Upstairs, the property boasts two fantastic-sized double bedrooms, perfect for a growing family or accommodating guests, as well as a well-appointed single bedroom that could double as a home office or nursery. All bedrooms are serviced by a modern and contemporary main bathroom.

One of the standout features of this property is the incredible rear garden. Stretching out to an impressive length, it offers exceptional privacy and feels almost never-ending. Whether you envision entertaining friends, creating a play area for children, or cultivating your own haven, this garden provides endless possibilities for outdoor enjoyment.

Set on a generously sized plot, this property boasts exciting opportunities for extensions (subject to planning permissions), allowing you to create your dream home over time. Viewings are highly advised!

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



North East Facing Rear
Garden



All mains services
connected



Heating System
Gas Central



Shottery Primary
School

WHY NOT TAKE
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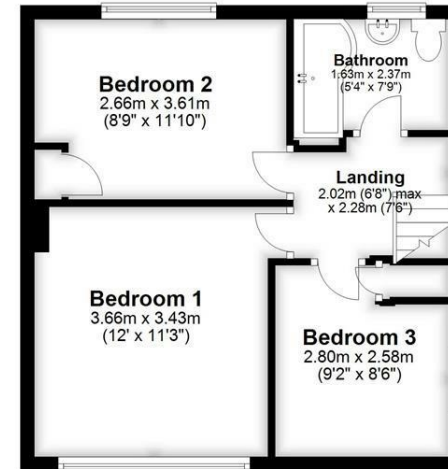
Ground Floor

Approx. 72.9 sq. metres (785.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 111.9 sq. metres (1204.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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