



  
**EDWARDS**  
ESTABLISHED 2007

**WEST STREET**  
**STRATFORD-UPON-AVON CV37 6DN**

# FOR STARTERS



OFFERS IN EXCESS OF  
£735,000

## MAIN COURSE

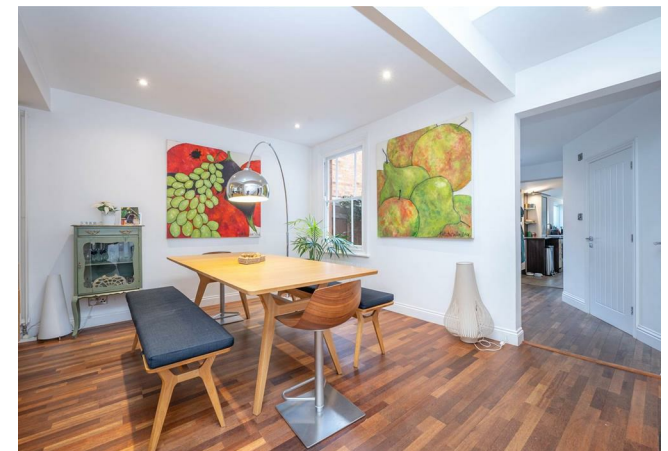
\*Spacious Period Home in the Heart of Old Town\*

This beautifully presented three double bedroom bay-fronted period terrace is a fantastic example of Old Town living, offering a spacious and versatile layout across three floors. Tucked away in one of Stratford-upon-Avon's most desirable locations, it combines charming period features with modern practicality, making it an excellent choice for a variety of buyers.

Stepping through the enclosed entrance porch, you're welcomed into a bright reception hall with wooden flooring, setting the tone for the character and warmth found throughout the home. A staircase leads to the upper floors, while a useful cellar provides additional space—ideal as a home office, workshop, or hobby room.

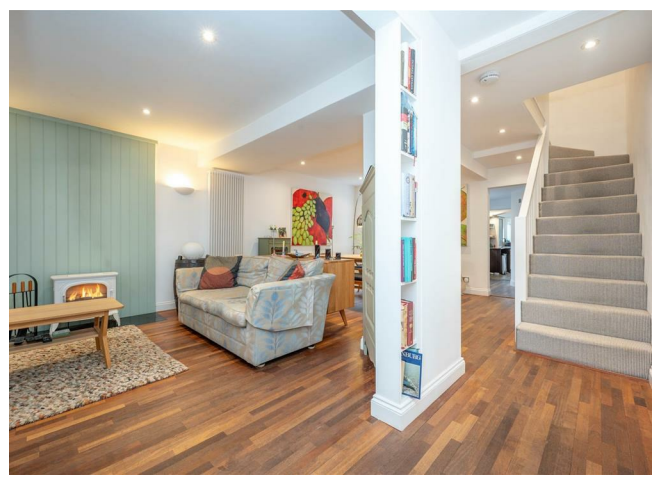
The main living and dining area is generous in size, featuring a striking bay window that floods the space with natural light. A gas log burner acts as a cosy centrepiece, while the oak flooring adds a touch of elegance. This flows through to the extended kitchen and dining area, which has been thoughtfully designed to include plenty of storage and integrated appliances.

A ground-floor shower room with a WC and handbasin sits adjacent to a separate utility cupboard, neatly housing space for both a washing machine and tumble dryer.




Upstairs, three well-proportioned double bedrooms are accessed via a spacious landing with a large storage cupboard, along with a stylish family bathroom. The loft offers further potential for conversion (subject to the necessary permissions), adding to the home's already impressive flexibility.

The enclosed rear garden provides a peaceful outdoor space, complete with a workshop for storage or creative projects and gated side access. With Stratford's town centre just a short stroll away, this home is perfectly positioned to enjoy everything the area has to offer.




# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band - F

 EPC  
Band - D

 South East Facing Rear  
Garden

 All mains services  
connected

 Heating System  
Gas Central Heating



Stratford Primary  
Shottery Girls' Grammar  
School  
King Edward VI Grammar  
School

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## West Street, Stratford-upon-Avon

Total area: approx. 186.6 sq. metres (2009.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. Plan produced using PlanUp.



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