



# FOR STARTERS



OFFERS IN EXCESS OF  
£295,000

## MAIN COURSE

Tucked away in a peaceful cul-de-sac with no passing traffic, this well-presented two-bedroom semi-detached home offers privacy, space, and modern comforts. Set back from the road, the property enjoys a welcoming approach, perfect for those seeking a tranquil living environment.

As you step inside, you are greeted by a small entrance hall, complete with a convenient space to hang coats and a staircase leading to the first floor. To the right, you'll find a bright and spacious open-plan living and dining area, benefiting from a large front-facing window—creating a warm and inviting atmosphere.

Leading through from the lounge, the modern kitchen boasts ample storage with plenty of cupboards and generous worktop space. Designed for both practicality and style, the kitchen comes with integrated appliances, making it an ideal space for cooking and entertaining. A door from the kitchen opens directly onto the private rear garden.

Upstairs, the property boasts two generously sized double bedrooms, one of which includes a built-in cupboard for added storage. These bedrooms are serviced by a well-appointed main bathroom, providing a functional space for everyday use.

The private rear garden, a fantastic outdoor space featuring a mix of



lawn and patio areas, perfect for relaxing, entertaining, or outdoor dining. The garden also provides direct access to the garage, which is currently being used as a music room, offering versatile potential for a home studio.


With its peaceful location, modern interiors, and fantastic garden space, this lovely home is ideal for first-time buyers, or those looking to downsize without compromising on comfort.

Early viewing is highly recommended!




## KEY INGREDIENTS

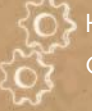
 Tenure  
Freehold

 Council Tax  
Band - D

 EPC  
Band - D

 North Facing Rear  
Garden

 All mains services  
connected

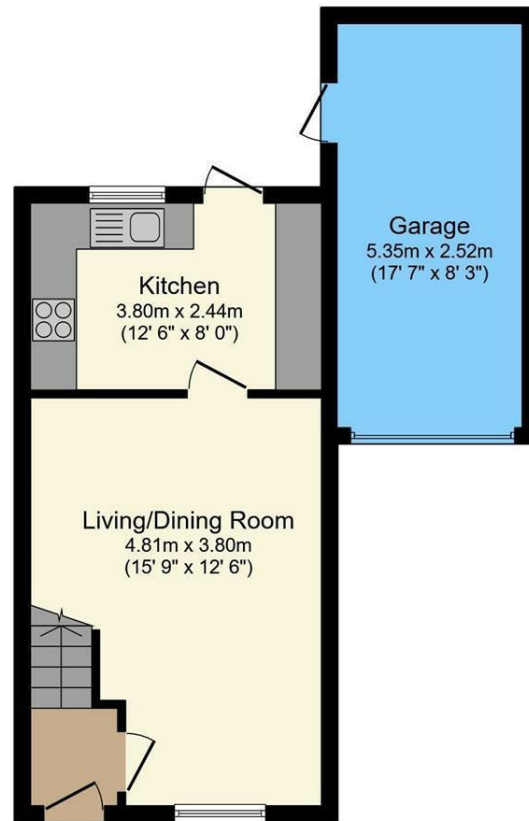
 Heating System  
Gas Central Heating



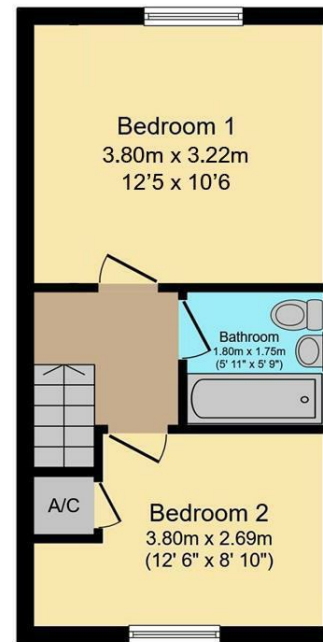
Shottery Primary  
Stratford Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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**Ground Floor**



**First Floor**



Total floor area 73.2 sq.m. (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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