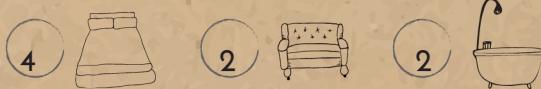





EDWARDS
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- 38 -

**SHELBOURNE ROAD
STRATFORD-UPON-AVON CV37 9JR**

FOR STARTERS



GUIDE PRICE
£435,000

MAIN COURSE

Turn Key Fully Renovated Four-Bedroom Semi-Detached Home.

This beautifully renovated four-bedroom semi-detached property has been stylishly extended to create an additional bedroom with a generous en-suite, offering spacious and modern living throughout. Finished to an impeccable standard, the home boasts a contemporary design, making it the perfect turn key property for those seeking a blend of luxury and functionality.

As you enter through the front door, you are welcomed by a bright and inviting lounge to the left, featuring a large window that floods the room with natural light. The lounge is fitted with a modern electric feature fire, creating a cozy focal point. The entire downstairs area is fitted with easy-to-maintain hard flooring and benefits from gas underfloor heating, ensuring comfort throughout the colder months.

At the rear of the property, you'll find the heart of the home—a stylish kitchen/diner designed for modern living. The kitchen is fitted with stone-coloured units and integrated appliances, including a dishwasher, fridge/freezer, hob and oven. The space also features a breakfast bar, perfect for casual dining, as well as a separate dining area for more formal occasions. Bi-fold doors seamlessly connect the kitchen to the low-maintenance, south-facing garden, creating an ideal space for indoor-outdoor living and entertaining.

The ground floor also includes a useful utility room with convenient side access, as well as a versatile study/playroom or home office. A downstairs WC completes the layout.

Upstairs, the property offers three generously sized double bedrooms and one comfortable single bedroom. The master bedroom benefits from a luxurious en-suite bathroom, complete with waterfall shower and a separate bath, fully tiled complete with vanity unit. The family bathroom exudes a spa-like feel which is also fully tiled, featuring a walk-in shower, freestanding bath, vanity unit, and heated towel



rail—perfect for unwinding after a long day. Both bathrooms also benefit from electric underfloor heating.

Outside, the garden is designed for ease of maintenance and is surprisingly private, offering a mix of patio areas for outdoor dining and a separate lawned zone to the side, secure for children or pets. Additional storage can be found in the part garage at the front of the property. The block-paved driveway provides generous off-road parking for multiple vehicles.

Situated in a convenient location, this home is within walking distance of both primary and high schools, as well as a local store and regular bus routes. Excellent transport links include close proximity to motorway access and a park-and-ride train station in addition to all of the facilities on offer in Stratford upon Avon town centre.

Immaculately presented in a neutral colour palette, this property is ready for you to move in and enjoy modern living at its finest.

Call now to arrange your viewing as this immaculate and stylish property will not be around for long!

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - C



Mains Gas,
Electric &
Drainage



Bishopton Primary
School



Gas Central Heating &
Electric Underfloor Heating
Ground Floor & Bathrooms

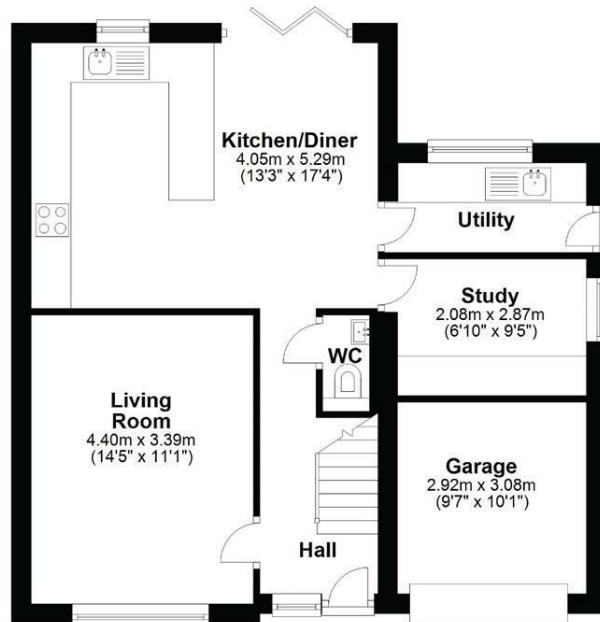
WHY NOT TAKE
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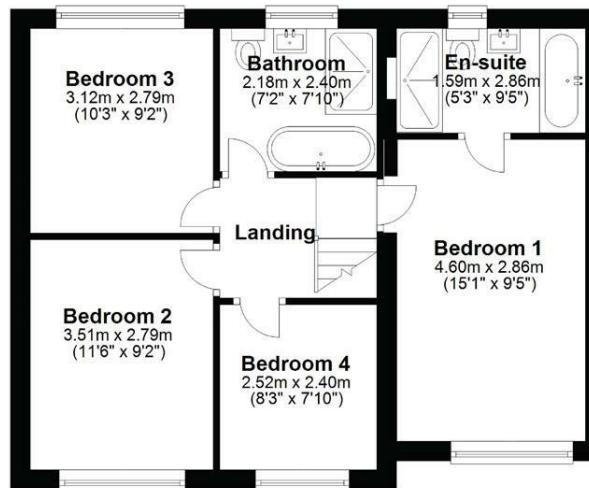
Ground Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 121.4 sq. metres (1306.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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