



FOR STARTERS



ASKING PRICE
£350,000

MAIN COURSE

Nestled in the highly desirable Trinity Mead development, just south of the river, this spacious and well-presented three-bedroom home offers modern living in a fantastic location. With no onward chain, it presents an excellent opportunity for those looking to move quickly.

As you step inside, you're welcomed by a bright and airy hallway that sets the tone for the rest of the property. To the right, the full-width living room is a true highlight, boasting a feature fireplace and double doors leading out to the garden, making it a perfect space to relax or entertain.

The well-equipped kitchen diner is a standout feature of this home, offering ample cupboard and worktop space, ideal for those who love to cook and entertain. The bi-folding doors open onto the garden, perfect for indoor and outdoor living. Off the hallway, there is a modern downstairs WC, as well as a cleverly utilised under-stair storage area, currently serving as a compact utility space.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The spacious master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, creating a private retreat. The second double bedroom also features a built-in wardrobe and offers plenty of space for additional furniture. The third bedroom is a versatile space, perfect for a home office, nursery, or guest room. The main family bathroom serves the second and third bedrooms.



To the rear, you will find a private walled garden with a south-east facing aspect, ensuring plenty of natural light throughout the day. Designed for low maintenance, it features a patio area for outdoor seating and astro turf for a neat and practical finish. There is also a single garage, an EV Charging Point and off road parking for two cars.

Don't miss the chance to own this beautiful home in a desirable location. Contact us today to arrange a viewing!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South East Facing



Mains Electric,
Water, Drainage



Gas Central Heating



Bridgetown Primary
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222

69 Wordsworth Avenue, Stratford Upon Avon, CV37 7JB
Total Approx. Floor Area 113.50 Sq.M. (1222 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 13.10 Sq.M.
(141 Sq.Ft.)

Ground Floor
Approx. Floor
Area 50.20 Sq.M.
(540 Sq.Ft.)

First Floor
Approx. Floor
Area 50.20 Sq.M.
(540 Sq.Ft.)

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