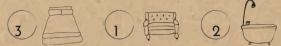




WORDSWORTH AVENUE STRATFORD-UPON-AVON CV37 7JB

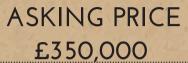
## FOR STARTERS











## 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 wellproportioned 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 quest 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

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

## **KEY INGREDIENTS**





Council Tax





South East Facing





Gas Central Heating



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.)

Whist every attempt his boom maids to ensure the accuracy of the floor plan comained here, masterierists of disons, elections, cross and any other forms are approximate and no insponsibility is bean for any error omission, or risk statement. This plan is for illustrating purposes only and should be used as such by any prospective purchaser the solutions, systems and applicance shows have not been recreding an one performs an extension processing and processing any extension as to their speciality are differently on the privation.



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.)

FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE

**MOVEWITHEDWARDS.CO.UK** 

HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222 DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS