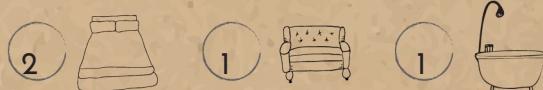





EDWARDS
ESTABLISHED 2002
- 36 -

KINGSLEY CLOSE
STRATFORD-UPON-AVON CV37 7FF

FOR STARTERS



OFFERS OVER
£250,000

MAIN COURSE

Stylish, Spacious & Freehold - A Coach House That Ticks All the Boxes

Whether you're stepping onto the property ladder, searching for a low-maintenance pied-à-terre, or expanding your investment portfolio, this beautifully presented coach house could be exactly what you're looking for. Situated on a private driveway shared by just nine homes, this freehold property enjoys an attractive position within the development - with a lovely outlook down the close rather than facing directly into neighbouring properties. Thanks to its south-west-facing aspect, the entire property is wonderfully light and welcoming throughout the day.

A private entrance leads into a lobby with stairs rising to the main accommodation. Once upstairs, you're greeted by a bright and airy landing with access to a generous storage cupboard, loft space, and all principal rooms.

The heart of the home is the fantastic open-plan living, dining and kitchen space, a sociable area perfect for everyday living and entertaining alike. The kitchen is finished to a high standard with sleek cabinetry, granite worktops, and a full range of integrated appliances. Thoughtful lighting including under-unit and plinth lights; adds a warm and contemporary touch.

Both bedrooms are comfortable doubles, each with built-in wardrobes for effortless storage. The bathroom also continues the high-spec feel, with a modern white suite and a mains-fed shower over the bath.

Externally, the property benefits from a driveway in front of the garage, which is equipped with a remote-controlled door and rear access. Beyond the garage, a pathway leads to a private garden area, partly screened by established trees. There's also a side lawned section and a front garden with



planted borders - this could easily be enclosed to create a larger, more usable garden space if desired.

With its combination of space, quality finishes, private garden, garage, and parking - all within a freehold property - this coach house stands out as a rare find. Early viewings are recommended!

Estate Charges:

The property is subject to a service charge payable to a third-party management company. The current charge is approximately £22 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. Further details are available on request.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - B



North West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central



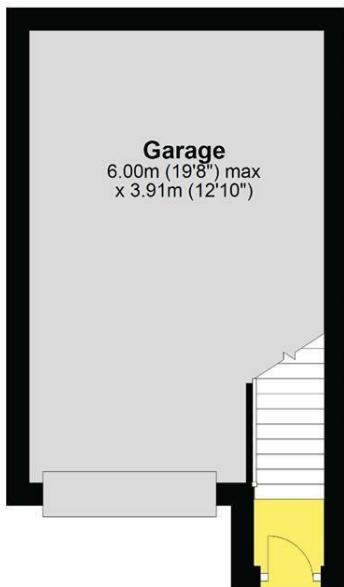
Bridgetown Primary

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



Flat Entrance

Approx. 24.5 sq. metres (263.5 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 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.

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

