





# FOR STARTERS



OFFERS IN EXCESS OF  
£375,000

## MAIN COURSE

Beautifully Extended 3-Bed Character Home with Off-Street Parking  
- Walking Distance to Stratford Town Centre

This charming three-bedroom mid-terrace home combines period character with stylish modern living, ideally situated within easy walking distance of Stratford-upon-Avon town centre.

Refurbished and extended approximately five years ago, the property is thoughtfully arranged over three floors and offers a perfect blend of original features and contemporary design.

The ground floor opens into a welcoming lounge with a feature log burner - perfect for cosy evenings - and also benefits from a convenient downstairs WC. To the rear, the home truly impresses with a spacious open-plan kitchen/dining/living area, ideal for entertaining. This light-filled space features contemporary Shaker style units, integrated fridge freezer and dishwasher, and full-width bifold doors that seamlessly open onto the generous rear garden.

On the first floor, you'll find two well-proportioned bedrooms - one double and one single - along with a stylish heritage-style shower room, complete with a large walk-in shower. The second floor hosts the spacious main bedroom, a true retreat with ample space and a private en-suite bathroom featuring a full-sized bath.

Outside, the property continues to shine with a fantastic, long rear





garden mainly laid to lawn - a rare find so close to town. To the front, the added bonus of off-road parking for one vehicle completes the package.

This is a fantastic opportunity to own a stylish and spacious home in a highly sought-after location. Early viewing is highly recommended.

KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band -



East Facing Garden



Mains Services  
Gas, Electric, Water



Heating System  
Gas Central Heating



Thomas Jolyffe  
Primary School

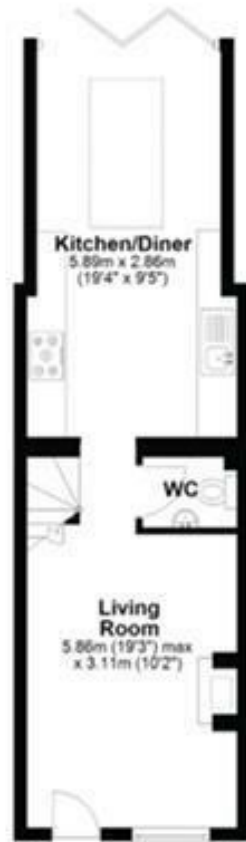
WHY NOT TAKE  
A LOOK INSIDE?  
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### Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



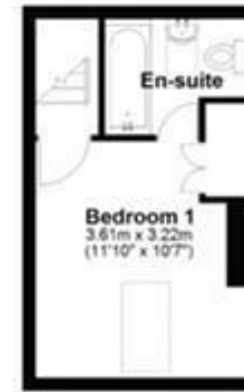
### First Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



### Second Floor

Approx. 17.6 sq. metres (189.4 sq. feet)



Total area: approx. 79.2 sq. metres (852.4 sq. feet)

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

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