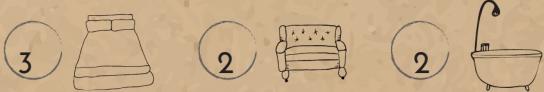





EDWARDS
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— 36 —

PEAR PLACE
STRATFORD-UPON-AVON CV37 9YY

FOR STARTERS



OFFERS IN EXCESS OF
£385,000

MAIN COURSE

Immaculate Three-Bedroom Detached Home – Ideal for First-Time Buyers, Families or Downsizers

Built just three years ago, this beautifully presented three-bedroom detached property offers modern living in a prime location, perfectly suited to a range of buyers. Whether you're starting out, upsizing for family life or looking to downsize in style, this home ticks all the boxes. Ideally positioned within walking distance to the train station, scenic canal-side walks into Stratford, and excellent road links, this home offers convenience without compromise.

To the front, you'll find off-road parking for two cars, a garage, and side access to the rear garden. Step inside and you're greeted by a welcoming hallway, with the front reception room on your left – currently used as a dining room, but easily adaptable as a home office, snug, or playroom. A convenient downstairs WC also offers space for coats and shoes.

To the rear of the property is a spacious and inviting living room, perfect for relaxing or entertaining. This room benefits from an abundance of natural light thanks to the French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Across the hallway is the contemporary kitchen, which is both stylish and highly functional. It features sleek cabinetry, plenty of storage space, and fully integrated appliances. A side door provides direct access to the garden, perfect for pet owners, gardeners or unloading shopping with ease.

Upstairs, the home continues to impress with three beautifully presented bedrooms, all featuring fitted wardrobes that maximise space and storage. The master bedroom is spacious and bright, complete with its own contemporary en-suite shower room. The second bedroom is also a comfortable double, ideal for guests or children, while the third bedroom makes a perfect single room, nursery, or study. A modern family bathroom, finished to a high standard, serves the second and third bedrooms. There is also a useful linen cupboard on the landing, adding further practicality.

Outside, the rear garden offers a great balance of space and usability. There is a dedicated



patio area ideal for dining and entertaining, along with a lawned section perfect for children to play or enjoying the afternoon sun.

This is a turn-key home that's been maintained to an exceptional standard and is ready to move straight into. Whether you're a first-time buyer, a growing family, or looking to downsize without compromise, this property offers the space, location, and finish to match your lifestyle.

Viewing is highly recommended.

Estate Charges:

The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £126 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. This should be verified by the purchaser with their conveyancer prior to exchange of contracts. Further details are available on request.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



North West Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Bishopton Primary

WHY NOT TAKE
A LOOK INSIDE?
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Kitchen	3.00m x 2.95m	9'10" x 9'8"
Dining	2.62m x 3.10m	8'7" x 10'2"
Lounge (max)	3.18m x 4.32m	10'5" x 14'2"



Bedroom 1 (max)	3.17m x 4.10m	10'5" x 13'6"
Bedroom 2 (max)	3.57m x 2.99m	11'9" x 9'10"
Bedroom 3 (max)	2.67m x 2.99m	8'9" x 9'10"
Bathroom (max)	2.58m x 2.08m	8'6" x 6'10"

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