





# FOR STARTERS



OFFERS IN EXCESS OF  
£300,000

## MAIN COURSE

**\*\*Spacious Three-Bedroom Home in Prime Stratford Location with Excellent Parking and a Large Private Garden\*\***

Perfectly positioned within walking distance of the Maybird shopping area, Stratford-upon-Avon town centre, and the scenic Welcombe Hills, this well-presented three-bedroom home offers modern interiors, generous living space, and an outstanding rear garden.

To the front, a fantastic driveway provides parking for multiple vehicles, making it ideal for families or those with guests. The front door opens into a welcoming hallway with space for coats and shoes, a stylish modern staircase to the left, and a beautifully finished downstairs WC. A door from the kitchen opens directly onto the rear garden. From the hallway, another door leads to the spacious and contemporary living dining room, which offers plenty of room for both relaxation and entertaining.

Upstairs, there are three bedrooms, two comfortable doubles and one single, each serviced by an immaculate family bathroom. The rear garden is a real highlight of the property, being both large and private. A dedicated decked area with a cover provides the perfect setting for alfresco dining, while the expansive lawn enjoys excellent sunlight throughout the day, creating a wonderful space for children to play or for entertaining friends and family.

This property combines a sought-after location with excellent





proportions inside and out—book your viewing today to see it for yourself!

KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



North West Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

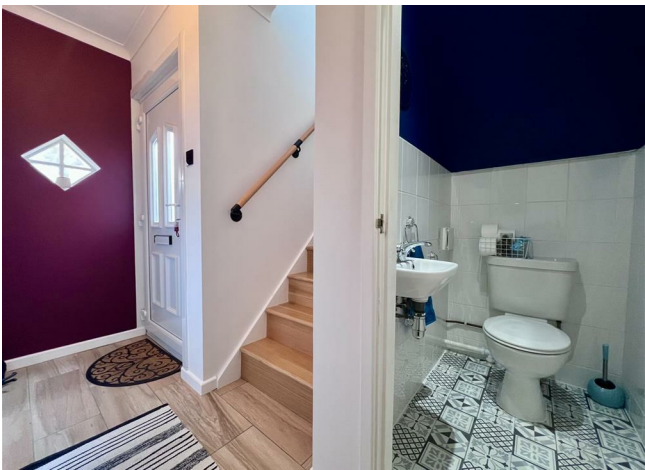


Heating System  
Gas



Thomas Jolyffe  
Primary School

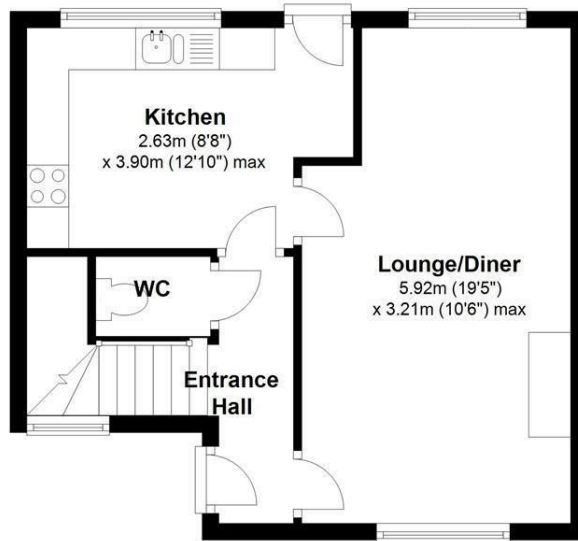
WHY NOT TAKE  
A LOOK INSIDE?  
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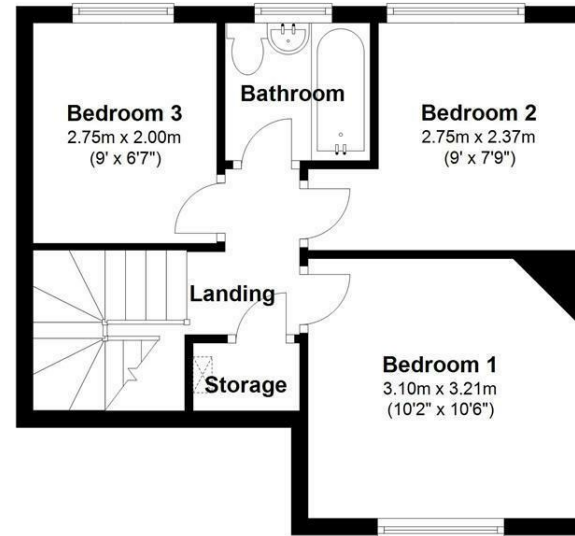
### Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.5 sq. feet)

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