





# FOR STARTERS



OFFERS OVER  
£365,000

## MAIN COURSE

**\*A Private Three-Bedroom Home in Trinity Mead - Spacious, Serene, and Perfectly Positioned\***

Located in the popular Trinity Mead development to the south of the river, this modern three-bedroom townhouse offers a practical layout across three floors. Built approximately 19 years ago, the property is set back from the road behind a raised bush and greenery, which gives it a sense of privacy and a more secluded frontage than most properties in the area.

Upon entering the property, you're greeted by a central hallway that provides access to all principal rooms on the ground floor. The hallway is a functional space with room for a small side unit or coat hooks, and it also houses the staircase to the upper floors. Located immediately to the left, the downstairs toilet features a white suite with a low-level WC and corner washbasin. Tiled splashbacks and a small frosted window provide ventilation and natural light.

To the right of the hallway, the kitchen is a well-proportioned and practical space for cooking and food preparation. A large front-facing window overlooks the green space opposite, bringing in plenty of daylight and offering a pleasant, open aspect.

At the rear of the property is a full-width living and dining room. This room benefits from good natural light thanks to the French doors and side window that open onto and overlook the rear garden. The room provides ample space for both a dining table and lounge furniture. A central fireplace with surround creates a focal point, and the layout is flexible enough to accommodate different furniture arrangements depending on lifestyle needs.

Upstairs on the first floor, you'll find two generously sized double bedrooms. The bedroom to the rear benefits from fantastic fitted wardrobes, offering excellent storage without compromising space. The second double bedroom, located to the front, is equally spacious and flooded with light. Both bedrooms are served by a well-appointed main bathroom.





The second floor is dedicated to a truly impressive principal suite. This expansive top-floor bedroom offers a real sense of luxury and retreat. There is a separate dressing room with fitted wardrobes – perfect for keeping things organised – and a private ensuite shower room, completing this floor as a self-contained sanctuary.

To the rear of the property is a private and enclosed garden, featuring a patio area ideal for al fresco dining, as well as a well-maintained lawn bordered by mature shrubs. It's a wonderful outdoor space for both entertaining and relaxing in peace.

A particularly practical feature of this home is direct access from the garden to the garage – perfect for secure storage or even a home gym setup. In addition, there is parking to the rear, ensuring your day-to-day convenience is well catered for.

Give our office a call to secure your viewing!



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - TBC



North Facing



Mains Gas Electric,  
Water, Drainage



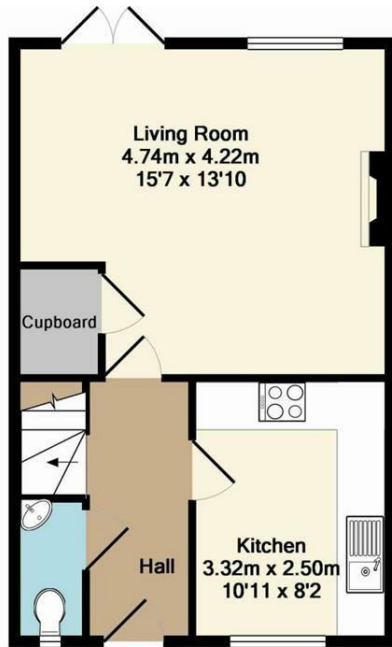
Gas Central Heating



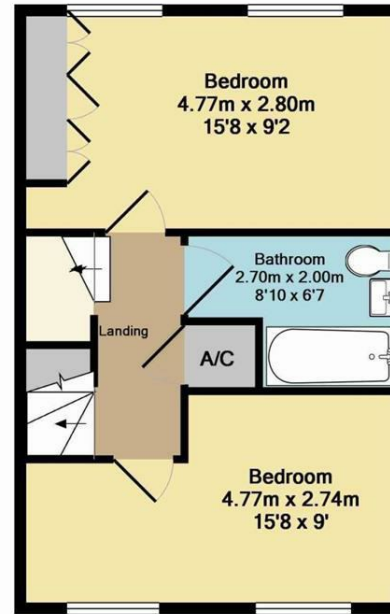
Bridgetown Primary  
Stratford High

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A LOOK INSIDE?  
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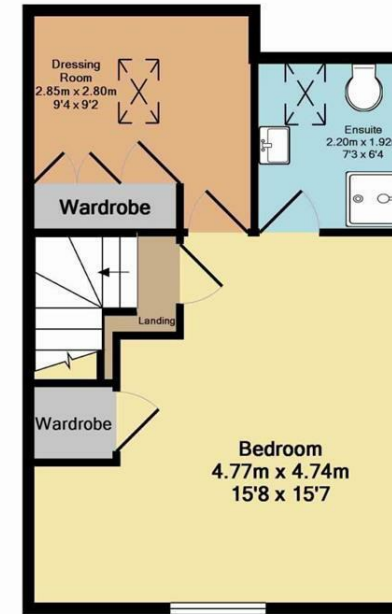




Ground Floor  
Approx. Floor  
Area 35.7 Sq.M.  
(385 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 36.0 Sq.M.  
(387 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area 34.8 Sq.M.  
(375 Sq.Ft.)

77 Wordsworth Avenue, Stratford Upon Avon  
Total Approx. Floor Area 106.5 Sq.M. (1147 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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