





# FOR STARTERS



GUIDE PRICE  
£285,000

## MAIN COURSE

**\*\*A Beautifully Presented Two Bedroom Semi-Detached Home with South-West Facing Garden and Off-Road Parking\*\***

Built in 2016 by the reputable Persimmon Homes, this larger-than-average two bedroom semi-detached property is ideally positioned on a sought-after modern development, just a short walk from the town centre. Well maintained and stylishly presented throughout, the home offers light-filled, contemporary living spaces with a private south-west facing rear garden and off-road parking side by side for two vehicles.

Upon entering the property, you are welcomed into a bright entrance hall with stairs rising to the first floor and access to a convenient cloakroom, fitted with a WC and wash basin. The heart of the home is a spacious open-plan sitting and dining area, featuring French doors that open directly onto the rear garden—ideal for indoor-outdoor living and entertaining. The kitchen is fitted with a range of modern grey units, and complementary work surfaces. Integrated appliances include a four-ring gas hob with oven and grill below, a stainless steel splashback, and a filter hood over. There is also space and plumbing for a washing machine, along with space for a freestanding fridge freezer.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The main bedroom benefits from mirror-fronted fitted wardrobes and a stylish en suite shower room, complete with WC,





wash basin, and a tiled shower cubicle, along with a chrome ladder-style towel rail. Bedroom two is a comfortable double, served by a modern family bathroom.

Externally, the home boasts off-road parking for two vehicles on a tarmac driveway, with a shared side path leading to the private rear garden. The garden enjoys a favourable south-west orientation, perfect for afternoon and evening sun, and features a patio area, lawn, garden shed, and enclosed wooden fencing with mature hedging to the rear for added privacy.

With its stylish interiors, modern build quality, and desirable location, this delightful home offers an ideal opportunity for first-time buyers, young professionals, or downsizers seeking a turn-key property in a well-connected setting.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - TBC



South West Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



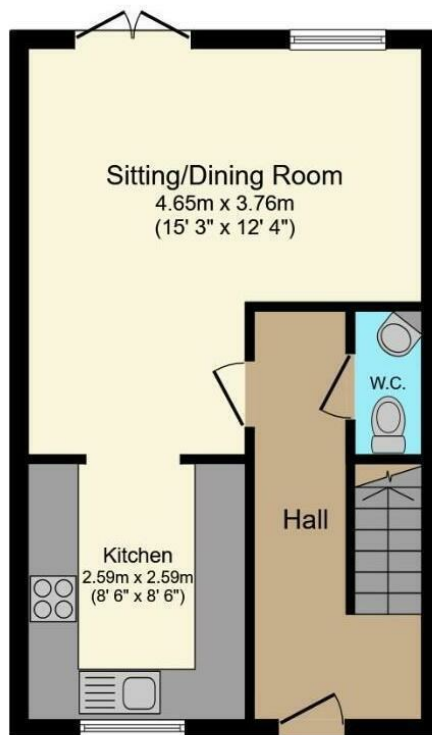
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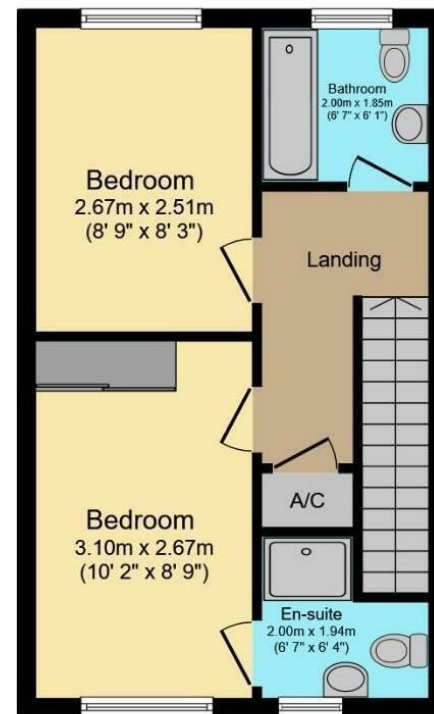


17 Blenheim Road, Stratford-upon-Avon, CV37 7RX



**Ground Floor**

Floor area 30.0 sq.m. (323 sq.ft.)



**First Floor**

Floor area 30.0 sq.m. (323 sq.ft.)

**TOTAL: 60.0 sq.m. (646 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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