





# FOR STARTERS



OFFERS OVER  
£350,000

## MAIN COURSE

\*A 3-Bedroom Semi-Detached Home with Fantastic Potential on Clopton Road with NO CHAIN\*

Located on the ever-popular Clopton Road, this three-bedroom semi-detached home sits on a fantastic plot and offers huge potential for those looking to make a house their own. Ideally positioned within easy reach of excellent local schools, Stratford-upon-Avon town centre, and the beautiful Welcombe Hills, this property is a brilliant opportunity for families, first-time buyers, or those looking for a project!

To the front, there is a driveway for off-road parking, with space to extend further if desired. A detached garage sits at the rear of the plot and is accessible via the garden—a great option for storage or potential conversion (STPP). Step inside into a welcoming entrance hallway, with stairs straight ahead and a useful under-stairs storage cupboard. To the right, the cosy living room features a charming walk-in bay window and an feature fireplace fireplace, making it the perfect spot to relax.

To the rear of the house is a spacious open-plan kitchen that offers fantastic potential for reconfiguration or extension, STPP. This space flows into an L-shaped dining and living area with a sliding door opening directly onto the garden, filling the space with natural light. Off this space is also a separate downstairs WC and sink.





Upstairs, the property offers three good-sized bedrooms, each served by a main family bathroom with a large storage cupboard. Whether you're looking to update or reimagine the space, the layout provides a solid foundation for a fantastic family home.

The rear garden is a real highlight. Generous in size and full of potential, it features a large paved patio area ideal for outdoor dining, and a long, private lawn stretching the full length of the plot—perfect for children, pets, or keen gardeners.

This is a property with real promise, both inside and out, and offers the chance to create a forever home in a well-connected and desirable part of Stratford. Early viewing is highly recommended to appreciate the space and potential on offer.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - TBC



West Facing Garden



Mains Gas, Electric,  
Water, Drainage



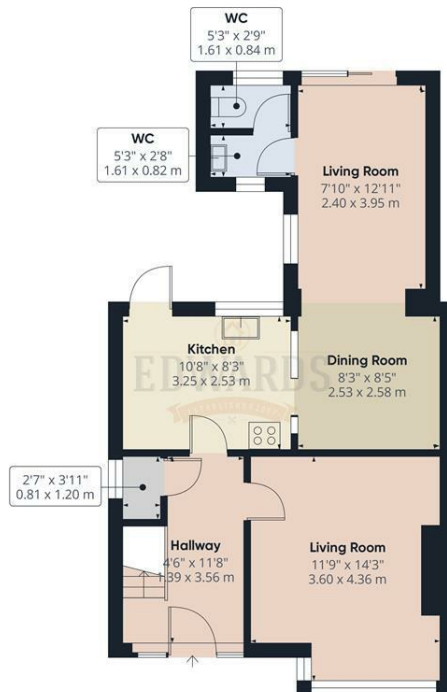
Gas Central Heating



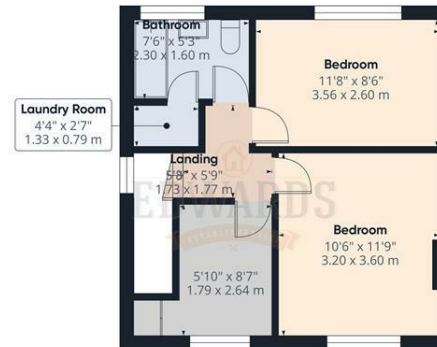
Thomas Jolyffe  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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01789 414222





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1080 ft<sup>2</sup>  
100.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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