




EDWARDS
ESTABLISHED 2007

**WILSON ROAD
STRATFORD-UPON-AVON CV37 9DY**

FOR STARTERS



ASKING PRICE
£260,000

MAIN COURSE

Beautifully Presented 2 Bedroom Home - Fantastic Cul-De-Sac Location - Garage & Driveway

Nestled in a quiet cul-de-sac just a short walk from the town centre, train station, and highly regarded schools, this superb two-bedroom home is ideally located for both commuters and families alike. With excellent transport links nearby, a driveway for two cars, and a fantastic-sized garage, this home offers both comfort and convenience in equal measure.

Step inside and you're welcomed into a small entrance area, perfect for coats and shoes, which leads through to a cosy living room. Featuring a charming feature fireplace, stairs to the first floor, and a window overlooking the front, this room also offers useful under-stairs space, ideal for storage or even a home working nook.

To the rear of the property is a light and bright kitchen/breakfast room, complete with a large storage cupboard and a handy downstairs WC. A window and separate door provide direct access to the garden, making this a lovely social space to cook, dine, and entertain.

Upstairs, the home continues to impress with two generous double bedrooms. The master bedroom, positioned at the rear, benefits from built-in wardrobes and an additional storage cupboard. The second bedroom is equally well-sized and features two built-in cupboards,



making it ideal for guests, children, or even as a home office. The modern shower room is well-appointed and modern, with additional storage and a linen cupboard located on the landing for added convenience.

Outside, the low-maintenance garden offers a peaceful retreat, complete with a raised decking area perfect for dining or relaxing. A side gate leads to your private driveway and larger-than-average garage, providing superb practicality.

This well-maintained home is ready to move into and offers an ideal combination of location, space, and convenience. Early viewing is highly recommended!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - TBH



East Facing



Mains Gas, Electric,
Water, Drainage



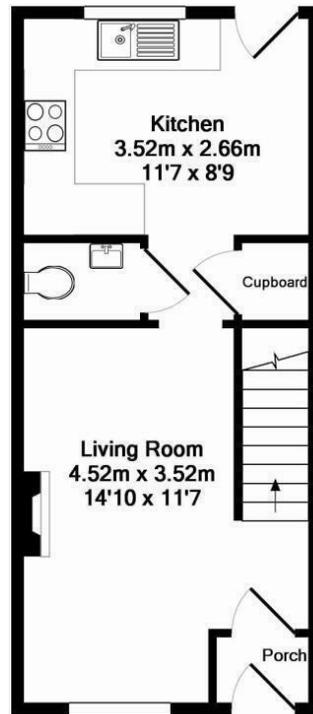
Gas Central Heating



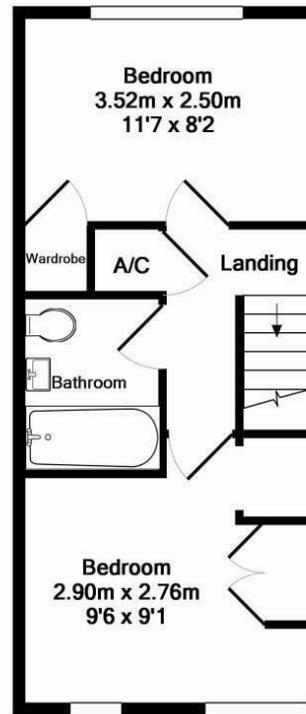
Stratford High School

WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor
Approx. Floor
Area 28.8 Sq.M.
(310 Sq.Ft.)



1st Floor
Approx. Floor
Area 28.8 Sq.M.
(310 Sq.Ft.)

Total Approx. Floor Area 57.6 Sq.M. (620 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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