



  
**EDWARDS**  
ESTABLISHED 2002  
- 36 -

**CANNERS WAY  
STRATFORD-UPON-AVON CV37 0BJ**

# FOR STARTERS



OFFERS IN EXCESS OF  
£365,000

## MAIN COURSE

**\*\*Beautifully Extended 4-Bedroom Townhouse on Canners Way - Excellent Location with Garage & Parking\*\***

Located in a highly sought-after area on Canners Way, this spacious 4-bedroom townhouse offers the perfect blend of modern living and convenience. Just a short stroll into town and within easy reach of the Maybird Shopping Centre, this property is ideal for families or professionals seeking comfort, space, and accessibility.

Step through the front door into a welcoming hallway, where you'll find a handy storage cupboard and a separate downstairs WC. To the rear, the home truly opens up into a stunning open-plan kitchen, living, and dining space. Thoughtfully extended by the current owners, this area is filled with natural light thanks to large French doors that lead out onto your garden. The modern kitchen is fully equipped with a fridge freezer, dishwasher, oven, hob, and washing machine, ensuring functionality and ease for everyday life.

Moving up to the first floor, you'll find two generously sized double bedrooms. One of these serves as the principal suite and benefits from a stylish en-suite shower room. The second double bedroom is equally impressive in size and is currently being used as an additional reception room, highlighting the home's flexibility depending on your needs - whether as a peaceful lounge, a guest bedroom, or even a home office.

The top floor continues to impress with two further well-proportioned bedrooms. The larger of the two is another double, offering plenty of room for furniture and storage. The fourth bedroom is a single, perfect for a child's room, nursery, dressing room, or study. Both rooms are served by a modern family bathroom.



Outside, the private rear garden is low-maintenance and enjoys plenty of sun, making it ideal for summer afternoons. A gate at the rear of the garden provides direct access to the property's allocated parking space and a separate garage—an increasingly rare and valuable feature.

This home offers excellent space, practical living, and an unbeatable location, making it an outstanding choice for a wide range of buyers.

#### Estate Charges:

The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £100 every 6 months. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. Further details are available on request.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - C



North West Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



Thomas Jolyffe  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222





FOR MORE INFO AND  
TO SEE OUR OTHER  
LOVELY PROPERTIES  
CHECK OUT OUR WEBSITE

MOVEWITHEDWARDS.CO.UK

HAVE YOU GOT  
A PROPERTY  
TO SELL?  
WE'D LOVE TO  
HAVE A CHAT  
01789 414222

DID YOU KNOW WE ALSO  
DO MORTGAGES.  
FOR FREE ADVICE  
SPEAK TO  
ONE OF OUR  
CONSULTANTS

