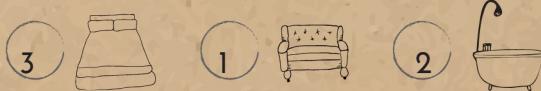




  
**EDWARDS**  
ESTABLISHED 2002  
- 38 -

29 NEW BROAD STREET  
STRATFORD-UPON-AVON CV37 6NY

# FOR STARTERS



OFFERS OVER  
£350,000

## MAIN COURSE

**\*\*Beautifully Presented Three-Bedroom Mews House in the Heart of Historic Stratford-upon-Avon\*\***

Situated within a secure gated development, this well-appointed mews house offers a rare opportunity to acquire a stylish and spacious home in the heart of Stratford-upon-Avon Old Town, the renowned birthplace of William Shakespeare. Comprising TWO allocated parking spaces, this property is also within walking distance of several highly regarded local schools, making it ideal for families and professionals alike.

On entering the property, you are welcomed into a bright Entrance Hall, featuring tiled flooring, a staircase rising to the first floor, a radiator, and a modern video entry phone system for added security and convenience. To the right is a Cloakroom comprising a low-level W.C., wash hand basin, radiator, and tiled flooring, perfect for guests.

The spacious lounge is a comfortable and light-filled reception area, offering both a side and rear aspect via double-glazed windows and patio doors leading directly to the rear garden. Additional features include an elegant electric fireplace, spot lighting, and an under-stairs storage cupboard.

The modern kitchen is fitted with an excellent range of wall and base units with work surfaces over, an inset sink/drainer, tiled splashbacks, and tiled flooring. The kitchen is fully equipped with a double electric oven, gas hob, plumbing for a washing machine, and space for a fridge freezer. Double-glazed windows to the side elevation provide a pleasant outlook and plenty of natural light. There is also space for a small table.

The Master Bedroom is a generously sized double room with two double-glazed rear-facing windows, fitted wardrobes, spot lighting, carpeted flooring, and TV/telephone points. This room benefits from a modern En-Suite Shower Room.

Bedroom Two is another spacious double, also featuring fitted wardrobes, spot lighting, carpeted flooring, a radiator, and two rear-facing double-glazed windows. The smaller bedroom is ideal as a single bedroom, nursery, or home office, complete with a charming Velux-style window, built-in cupboard, and radiator. The family bathroom is well-appointed with a bath and overhead shower.



To the rear of the property is a low-maintenance private garden – ideal for alfresco dining or relaxing outdoors. There is rear gated access leading to the allocated parking area, where the property benefits from two allocated parking spaces within the gated development.

Stratford-upon-Avon is a vibrant and historically rich market town renowned for its Shakespearean heritage, beautiful architecture, and excellent array of shopping, dining, and recreational amenities. It enjoys strong road and rail links, with easy access to the M40, Midlands, and London. Whether you're looking for a charming home or a sound investment in a highly desirable location, this property is not to be missed.

#### Estate Charges:

The property is subject to an estate charge payable to a third-party management company. The current charge is £54 per annum. 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 - D



EPC  
Band - D



South East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

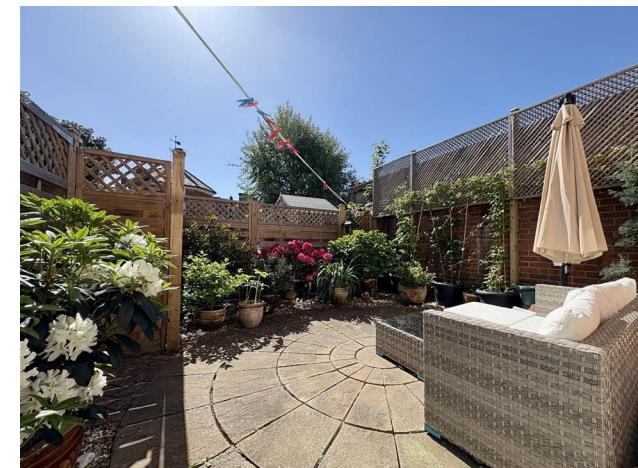


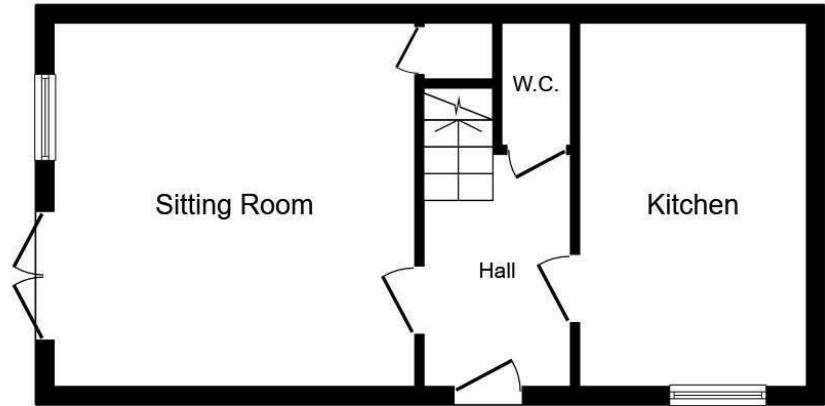
Heating System  
Gas



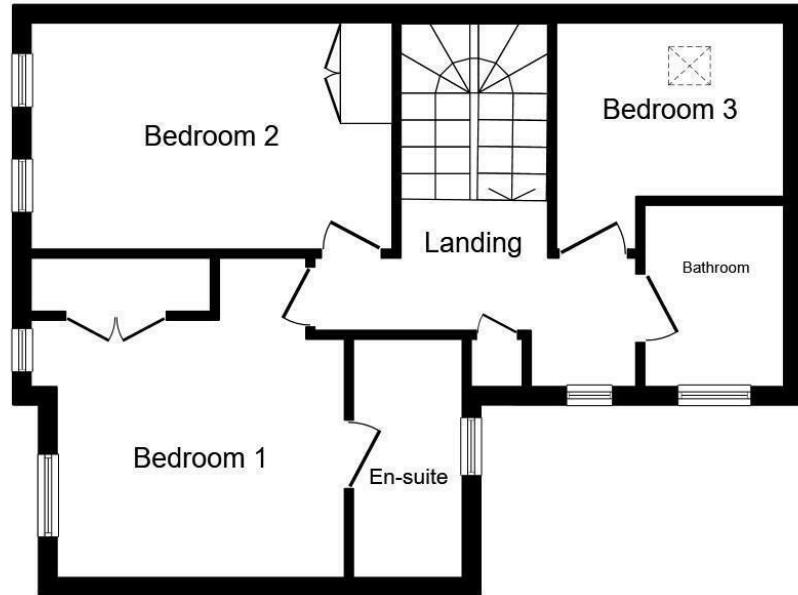
Stratford Primary  
School

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





**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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