



FOR STARTERS



GUIDE PRICE
£450,000

MAIN COURSE

An exceptionally spacious four-bedroom semi-detached home, ideally positioned in a highly sought-after location within comfortable walking distance of Stratford-upon-Avon town centre. Arranged over three floors, this well-presented property offers flexible accommodation including four bedrooms, three bathrooms, two reception areas, a garage, driveway, and a beautifully landscaped rear garden.



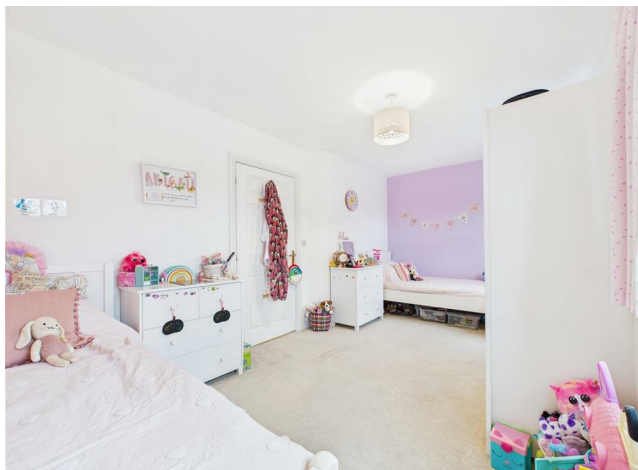
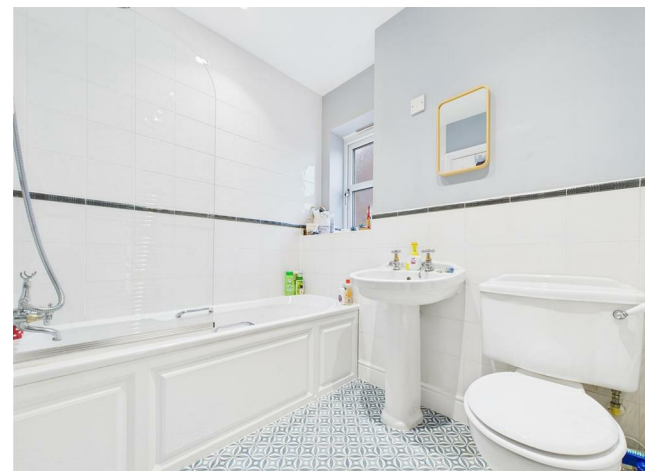
LOCATION

The property is entered via a welcoming entrance hallway, with doors leading to the impressive open-plan kitchen/dining/family room and a convenient cloakroom. The redesigned and newly refitted kitchen features an attractive range of modern wall and base units with integrated appliances, along with a window overlooking the rear garden.

The space opens seamlessly into the dining and family area, which offers ample room for both lounge and dining furniture, creating an ideal space for modern family living and entertaining. This bright and spacious room benefits from a window to the front and French doors opening onto the rear garden. The cloakroom is fitted with a WC and wash hand basin, with a window to the front.

Stairs rise from the hallway to the first-floor landing, where doors lead to a spacious lounge, bedroom two and the family bathroom. The lounge is a light-filled room featuring a window and Juliet balcony overlooking the rear garden. Bedroom two is a generous double bedroom with two windows to the front aspect. The family bathroom is fitted with a white suite comprising a bath with shower over, WC and wash hand basin, with a window to the side.

Further stairs rise to the second floor, where the remaining bedrooms and bathroom can be found. The principal bedroom is a large double room with built-in wardrobes, two windows to the rear and access to a private en-suite, which is fitted with a walk-in shower cubicle, WC and wash hand basin, with a window to the



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band - C



TBC



General Information -
Subjective comments in
these details imply the



Heating system
TBC



TBC

WHY NOT TAKE
A LOOK INSIDE?
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Total Approx. Floor Area 145.11 Sq M (1562 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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