



FOR STARTERS



ASKING PRICE
£525,000

MAIN COURSE

Nestled within the ever-popular St Andrews Crescent in Shotton, this attractive four-bedroom detached home offers a wonderful opportunity for someone to make it their own. Properties in this sought-after crescent rarely come to market, and it's easy to see why. The location perfectly balances peace and convenience – quietly positioned away from the bustle, yet just a short stroll from Stratford-upon-Avon town centre, with its wealth of shops, restaurants, and historic charm.

From the moment you arrive, the property gives an inviting impression. To the front, there is off-road parking for two cars, along with a neat lawned garden that adds a touch of greenery to the frontage. There is also potential for those seeking additional parking space, as the lawn could easily be adapted to create a larger driveway if desired. The property also benefits from a single garage, offering useful storage or workshop space.

Stepping inside, you are greeted by a welcoming entrance hallway, with all rooms leading off to create a practical and well-laid-out home. To the left, the spacious lounge and dining room runs the full width of the property, enjoying a lovely dual aspect. A large walk-in bay window floods the front of the room with natural light, while a wide rear window looks out onto the garden, creating a bright and airy living space. There is ample room for both a comfortable seating area and a family-sized dining table, making this an ideal space for entertaining or relaxing at the end of the day.

The kitchen is located to the rear, and comes fully fitted with integrated appliances, providing everything you need for modern living. A door leads out onto the rear garden, making it easy to enjoy outdoor dining. Completing the ground floor is a useful downstairs WC, thoughtfully positioned off the hallway.



Upstairs, there are four well-proportioned bedrooms, all offering flexible accommodation to suit a range of needs – whether that be family living, guest rooms, or space for home working. One of the double bedrooms benefits from a fitted storage cupboard, and all are served by a family bathroom, completing the first floor.

Outside, the rear garden is a particular highlight. Generous in size, completely private, and largely a blank canvas, it provides a fantastic opportunity for someone to create their ideal outdoor space. Whether you dream of a landscaped garden, a family play area, or space to extend the home, the possibilities here are endless.

Overall, this home represents a rare opportunity in a highly desirable location. It has been well cared for and offers a solid foundation for its next owner to modernise and personalise to their taste. Whether you are looking to upsize, downsize, or simply move closer to excellent local schools and Stratford's bustling town centre, this property has something to offer everyone. With its space, potential, and position, this is a home just waiting for someone to make it their own.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band -



North Facing



Mains Gas, Electric,
Water Drainage



Gas Central Heating



Stratford High

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