



# FOR STARTERS



OFFERS IN EXCESS OF  
£350,000

## MAIN COURSE

**\*\*A Three-Bedroom Townhouse in a Prime Stratford-upon-Avon Location - Offered with No Onward Chain\*\***

Located in a highly sought-after position within easy walking distance of both Stratford-upon-Avon's historic town centre and the popular Maybird Shopping Park, this three-bedroom townhouse offers spacious accommodation over three floors. With modern interiors, a private garden, garage, parking, and the added benefit of no onward chain, this home presents an excellent opportunity for a variety of buyers, including families, professionals, and downsizers looking for convenience, comfort, and ease of purchase.

Upon entering the property, you are welcomed into a bright entrance hallway. To the right, there is a modern downstairs W.C. and a useful storage cupboard—perfect for coats, shoes, and general household items. To the left of the hallway, the kitchen is fitted with a range of high gloss contemporary units and an integrated oven, gas hob and dishwasher with space for additional appliances.

Off the hall to the rear is a bright and spacious living room. This inviting space is perfect for relaxing or hosting guests, and also benefits from a large under-stairs cupboard, ideal for additional storage. There is a feature fireplace and French doors leading to the rear garden.

The first floor hosts two generous double bedrooms, both of which are tastefully decorated and filled with natural light. These rooms are served by a well-appointed family bathroom with contemporary fixtures. This level is well suited for guests, children, or even working from home, offering flexibility for a range of lifestyles.



Occupying the entire top floor is the impressive principal bedroom suite. This expansive and private space includes a well-sized bedroom area, a dedicated dressing area, and a modern ensuite shower room. It provides the perfect sanctuary, set apart from the rest of the house, and is ideal for those seeking privacy.

Outside, the rear garden is fully enclosed and laid mainly to lawn with a patio area. There is a single garage en-bloc to the side of the property with parking in front.

This superb townhouse offers the perfect balance of comfort, style and convenience in one of Stratford's most desirable areas, and with no onward chain, it is ready and waiting for its next chapter.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - C



South East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

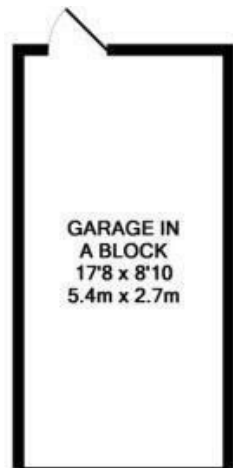


Heating System  
Gas Central



Thomas Jolyffe  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(50.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 SQ.M.)

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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