




EDWARDS
ESTABLISHED 2007

**MILTON ROAD
STRATFORD-UPON-AVON CV37 7LZ**

FOR STARTERS



OFFERS IN EXCESS OF
£250,000

MAIN COURSE

This fantastic freehold two-bedroom coach house is presented in excellent condition throughout and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Offering versatile accommodation and a unique layout, this impressive home provides far more space than many similar properties and must be viewed to be fully appreciated.

One of the standout features of this coach house is the converted garage, which has been transformed into a spacious and versatile living room. This impressive room benefits from a dual-aspect outlook, allowing plenty of natural light to flood the space, along with a large storage cupboard for added practicality. This flexible area could be used for a variety of purposes, whether as a second lounge, home office, gym, playroom, or even guest accommodation, depending on your needs.

Upstairs, the property also boasts a fantastic full-width open-plan kitchen and dining room, which is bright, airy, and perfect for socialising and entertaining. Benefiting from a dual-aspect outlook, this space is flooded with natural light, creating a welcoming and sociable environment. The kitchen itself is fitted with a range of wall and base units, integrated appliances, and ample worktop space, combining both style and functionality.

There are two well-proportioned bedrooms within the property. The principal bedroom is a generous double and benefits from fitted



wardrobes, providing excellent storage. The second bedroom is also a good size and would be ideal as a home office, nursery, or guest room. Both bedrooms are serviced by a modern family bathroom. In addition, there is a useful storage cupboard located on the landing, offering further practicality.

Outside, the property benefits from its own dedicated outdoor space, which is a real sun trap and perfect for enjoying warmer months. There is also an allocated parking space, adding further convenience.

This beautifully presented freehold coach house offers flexible living space, modern accommodation, and the added benefit of no onward chain. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - TBC



South Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Bridgetown Primary

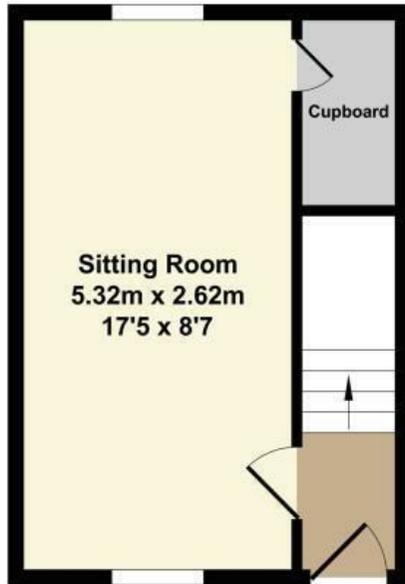
WHY NOT TAKE
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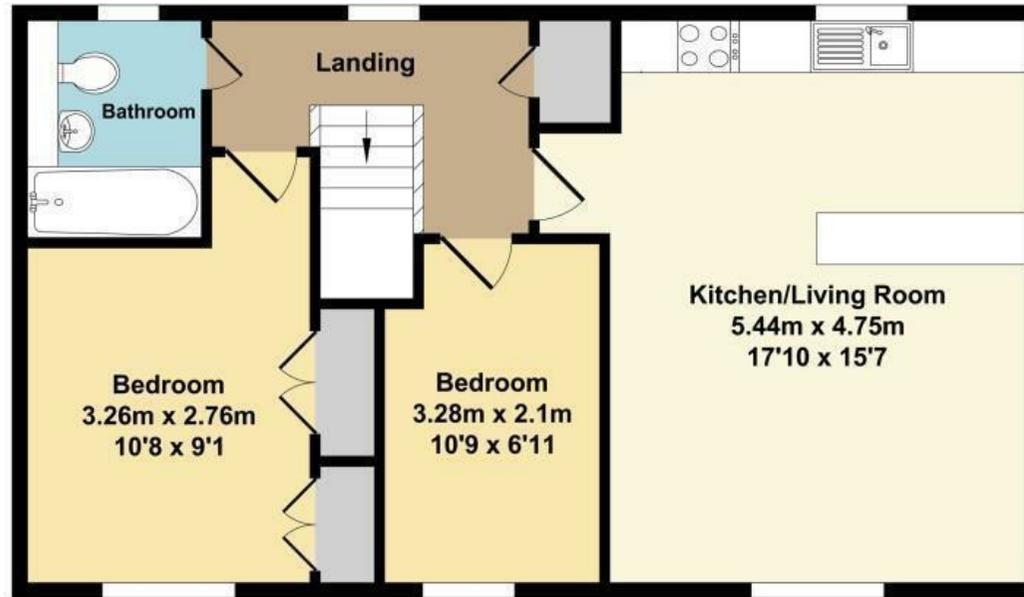
72 Milton Road

Total Approx. Floor Area 72.35 Sq.M. (779 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



Ground Floor
Approx. Floor
Area 19.31 Sq.M.
(208 Sq.Ft.)



1st Floor
Approx. Floor
Area 53.04 Sq.M.
(571 Sq.Ft.)

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