



# FOR STARTERS



OFFERS IN EXCESS OF  
£280,000

## MAIN COURSE

Situated in the popular village of Bearley, approximately 5 miles north of Stratford-upon-Avon, this recently renovated two double bedroom end-of-terrace offers a ready-to-move-into home with clear scope to grow over time.

Having undergone an extensive refurbishment programme – including a newly fitted kitchen, refitted shower room, updated heating, upgraded wiring, new carpets and full redecoration – the property is finished and ready for immediate occupation. However, what sets it apart is the width of the plot and proportions on offer, giving genuine potential for extension or enlargement, subject to the usual consents.

To the front, a gravel driveway provides off-road parking for several vehicles. An entrance hall leads through the property, with stairs rising to the first floor. To the rear, the sitting room enjoys a pleasant outlook over the garden and opens through part-glazed French doors into the full-width kitchen dining room, creating a sociable and practical layout.

The kitchen has been newly fitted with a range of navy shaker-style units and offers space for dining, making it a natural hub of the home. French doors lead directly out to the garden. Off the kitchen is a useful downstairs cloakroom, along with a generous utility room which also has its own external access.

Upstairs, there are two excellent double bedrooms and a refitted



shower room with a large walk-in shower and Hansgrohe fittings.

The garden is a particularly strong feature – a good size, east-facing and not directly overlooked, giving a sense of privacy. The overall plot width not only enhances the outside space but also underpins the property’s future potential. In addition, the pitch of the roof may lend itself to conversion, subject to the relevant approvals.

The property is offered for sale with no upward chain.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



East



All Mains Services  
are connected

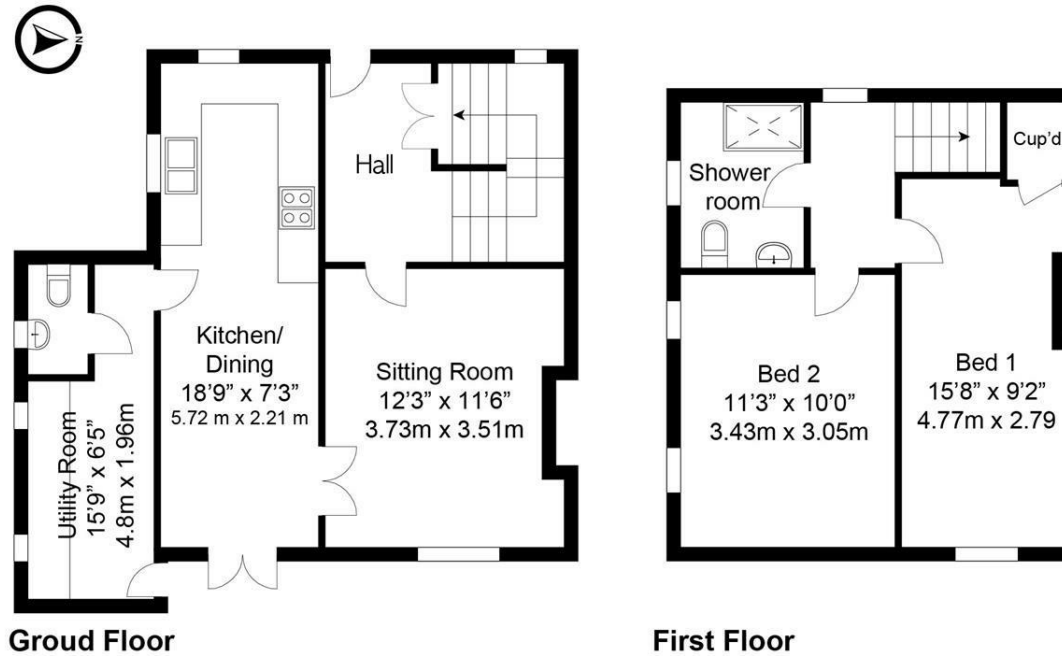


Heating System  
Gas



TBC

WHY NOT TAKE  
A LOOK INSIDE?  
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