



# FOR STARTERS



OFFERS IN EXCESS OF  
£425,000

## MAIN COURSE

A fantastic opportunity to acquire this spacious three-bedroom semi-detached bungalow, offered to the market with no onward chain, and occupying a superb front-to-back plot on Aston Cantlow Road in the highly desirable village of Wilmcote.

Set well back from the road, the property benefits from a generous driveway providing off-road parking for multiple vehicles, alongside a lawned fore garden with established planting. A long enclosed porch leads into a central entrance hallway, which gives access to all principal rooms.

Positioned to the rear, the extended lounge/dining room offers a superb amount of space for both everyday living and entertaining. This light-filled room features a large window overlooking the rear garden, along with sliding patio doors opening onto the outdoor seating area, creating an easy flow between indoor and outdoor spaces.

The kitchen is a good size, fitted with a range of units providing ample cupboard and worktop space, along with a breakfast bar ideal for informal dining and socialising. Leading off the kitchen is a generous utility room, offering additional storage, space for appliances, a downstairs WC, and access to both the front and rear of the property.

The bungalow offers three well-proportioned bedrooms. The master bedroom, positioned to the front, is a particularly spacious double. The second bedroom, also a comfortable double, enjoys views over the patio and garden, while the third bedroom to the front provides flexibility as a guest room, study, or additional bedroom space. All bedrooms are served by a family bathroom.

Externally, the standout feature of this home is the impressive rear garden.



A large wrap-around patio area provides the perfect space for outdoor dining and entertaining, enjoying a good level of privacy and sunshine. Beyond this is a substantial lawn, bordered by mature shrubs and hedging, creating a peaceful and attractive setting. The overall size of the plot makes it ideal for those who enjoy outdoor space, whether for gardening, relaxing, or family use.

Situated in the desirable village of Wilmcote, the property benefits from a pleasant setting while remaining within easy reach of nearby Stratford-upon-Avon and its wide range of amenities. Offering generous accommodation and a fantastic plot, this is a property that must be viewed to be fully appreciated.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - TBC



South Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Wilmcote C of E  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



**FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222**

**DID YOU KNOW WE ALSO DO MORTGAGES. FOR FREE ADVICE SPEAK TO ONE OF OUR CONSULTANTS**

