

EDWARDS

ESTABLISHED 2007

GROVE ROAD
STRATFORD-UPON-AVON CV37 6PE

FOR STARTERS

2 1 1

OFFERS OVER
£300,000

MAIN COURSE

Charming Victorian Home Situated In The Heart Of Stratford Upon Avon Town.

Nestled in a desirable area and being offered with no chain, this spacious 19th Century two-bedroom home offers the perfect blend of convenience, tranquillity, and character.

As you step inside, a hallway leads you to a spacious open-plan living and dining room, bathed in natural light from a large bay window to the front and french doors onto the garden, which enhances the sense of space. The room features a stunning feature fireplace, adding character and a cosy touch, ideal for relaxing evenings or entertaining guests.

Continuing along you will find a well-appointed galley styled kitchen which comes equipped with base units, integrated oven and hob, with a white Belfast sink overlooking the garden. A door from the kitchen takes you to a fantastic area, perfect for storage options and a downstairs WC with potential for a shower to be installed.

Upstairs accommodates two generously sized double bedrooms, both featuring ornamental fireplaces and a large window. Both bedrooms have plenty of space for furnishings and decor. Both of these rooms share a beautiful and larger than normal appointed family bathroom, complete with a shower over bath.

Ascending to the top floor you will find a converted loft space, a unique feature that expands your living options. Whether you envision a home office, a cosy reading nook, a playroom for the kids, or an art studio, this adaptable space can fulfil your needs and aspirations.







Outside to the rear, you have a fantastic sized garden, which is sunny, private and best of all - low maintenance! It is currently a blank canvas waiting to be transformed into a perfect space for al fresco dining and entertaining. A storage room is conveniently located at the end of the garden, perfect for practicality. Whether you are wanting to keep your gardening tools away, or perhaps you require a workshop, it is an ideal space with plenty of options! Parking permits are available for a specific zone which is very close to the property.

Don't miss the opportunity to own this stunning Victorian gem that seamlessly blends classic elegance with modern amenities. Schedule your viewing today and envision your new life in this captivating home!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - E

East Facing

Mains Electric,
Water, Drainage

Gas Central Heating

Stratford High
Broad Street Primary

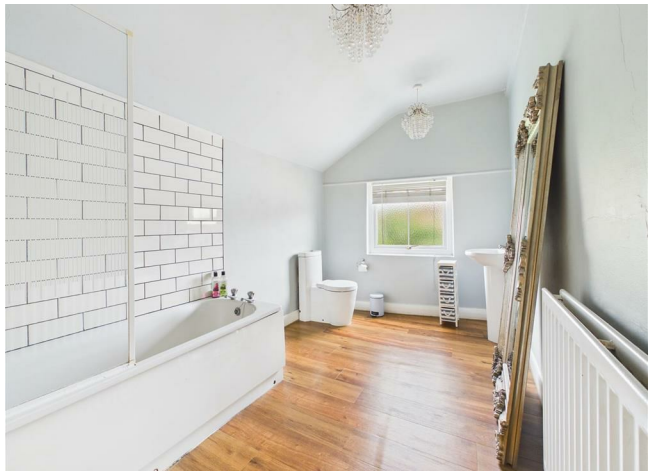
WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222















GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

CONVERTED LOFT ROOM
APPROX. FLOOR
AREA 214 SQ.FT.
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 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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