



# FOR STARTERS



OFFERS IN EXCESS OF  
£325,000

## MAIN COURSE

Are you looking for a charming bolthole, taking your first step onto the property ladder, or perhaps searching for a property with the potential to become a successful Airbnb or holiday let? This beautifully presented two-bedroom terraced home on Mulberry Street could be just what you are looking for.

From the moment you approach, this lovely home has a welcoming feel. On-street parking is available to the front, with permits required. Stepping inside, you are welcomed into a cosy front-facing living room, which provides a lovely place to relax and unwind. The room is filled with natural light and retains the character and warmth that makes this type of property so appealing.

Moving through the property, the ground floor opens up into a fantastic open-plan kitchen/dining room, created as part of an extension to the rear. This is a brilliant space for modern living, offering plenty of room for cooking, dining and entertaining.

The kitchen is fitted with a good range of wall and base units, providing useful storage and preparation space. A window positioned above the sink overlooks the private courtyard garden, creating a lovely outlook whilst carrying out everyday tasks. A door provides direct access to the garden, making the space particularly practical for entertaining during the warmer months. A hatch provides access down to the cellar, offering valuable additional storage space.

Upstairs, the property continues to impress with two generous double bedrooms, both offering excellent proportions.

The principal bedroom is positioned at the front of the property and benefits from overhead fitted storage, whilst leaving plenty of room for bedroom furniture. The second bedroom sits to the rear and is also a good-sized double, making this an ideal guest bedroom, child's bedroom or home office depending on the needs of the new owner.

Positioned centrally between the two bedrooms is the spacious family bathroom,



which has been immaculately maintained and provides a lovely, bright and practical space.

One of the property's standout features is the rear garden and additional land.

Immediately to the rear of the house is a beautifully maintained and private courtyard garden, which has been thoughtfully sectioned off to create a pretty and peaceful space. It provides a lovely spot to sit outside, enjoy the sunshine and entertain during the warmer months. A pathway leads further down the garden, providing convenient access for taking bins out and leading to a separate secret garden which belongs to the property.

This additional piece of land is a fantastic and unusual benefit, offering a blank canvas with a variety of potential uses. Whether you envisage creating a larger garden, landscaping the space, creating a dedicated seating or entertaining area, or exploring other possibilities, it offers exciting potential for the future, subject to any necessary planning permissions and consents.

We highly recommend an internal viewing to appreciate everything this wonderful home has to offer - come and see for yourself!

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



South West Facing



Mains Gas, Electric,  
Water, Drainage



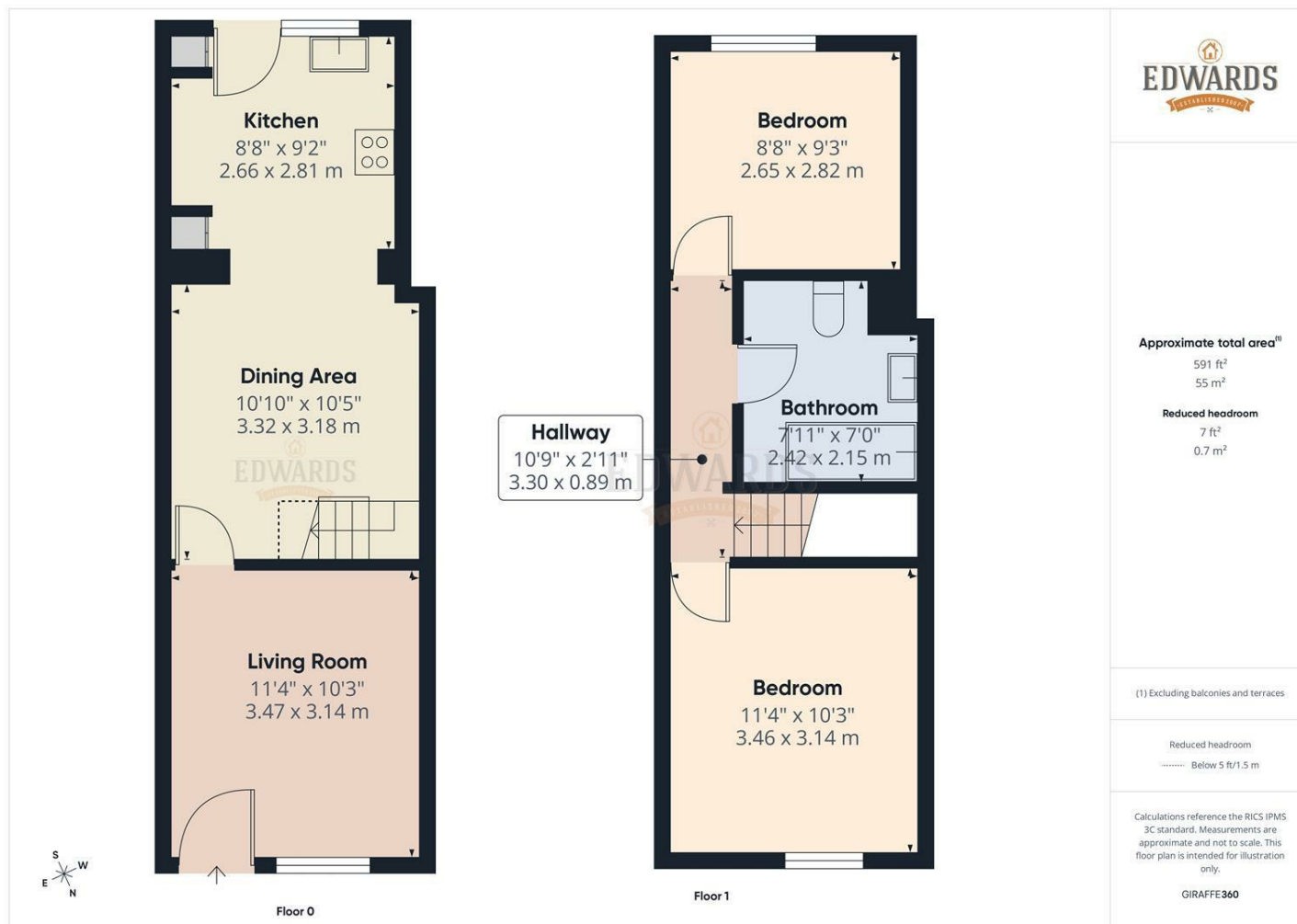
Gas Central Heating



St Gregorys Primary  
Stratford High

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