



FOR STARTERS



OFFERS IN EXCESS OF
£375,000

MAIN COURSE

Welcome to this fantastic three-bedroom character property, ideally positioned within easy walking distance of Stratford-upon-Avon town centre. The property combines traditional character with a generous and thoughtfully extended ground floor, creating a really versatile home in an enviable location. From the end of the road, there are even views towards the gardens of Shakespeare's Birthplace.

Inside, the ground floor offers a welcoming lounge with a log burner, providing a cosy space to relax, particularly during the colder months. This leads through into the impressive extended kitchen, dining and family area, which is undoubtedly the heart of the home. The contemporary kitchen is finished in grey gloss and features a central island, providing useful storage, additional workspace and an informal place to sit and eat.

The extension provides plenty of room for both everyday family life and entertaining, with a separate seating area positioned at the far end overlooking the garden. Bi-fold doors open directly onto the garden, allowing the space to flow effortlessly outside during the warmer months.

Upstairs, there are three well-proportioned bedrooms, comprising two doubles and a generous single, along with a neutrally finished family bathroom. The landing also benefits from useful built-in storage.

A particularly useful addition is the tanked cellar, which is currently

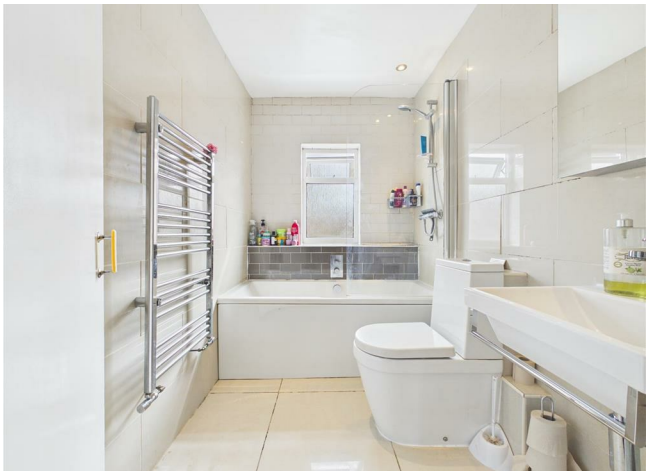


used for storage and houses the tumble dryer. With its versatility, this could also lend itself to a home office, hobby space, playroom or cosy den, subject to any necessary permissions.

Outside, the west-facing rear garden offers a lovely place to enjoy the afternoon and evening sun, with a patio leading onto a mainly lawned area. There is also a shed and further useful storage.

The location is a real highlight, with Stratford-upon-Avon town centre just a short walk away, providing a fantastic range of shops, restaurants, cafés and entertainment. The nearby canal offers picturesque walks, while Welcome Hills nature reserve is also within easy reach and provides beautiful countryside views.

Offering character, generous living accommodation, a useful cellar and a fantastic town-centre location, this is a home that offers plenty of flexibility and is sure to appeal to a wide range of buyers.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



West Facing Garden



Mains Gas, Electric,
Water, Drainage



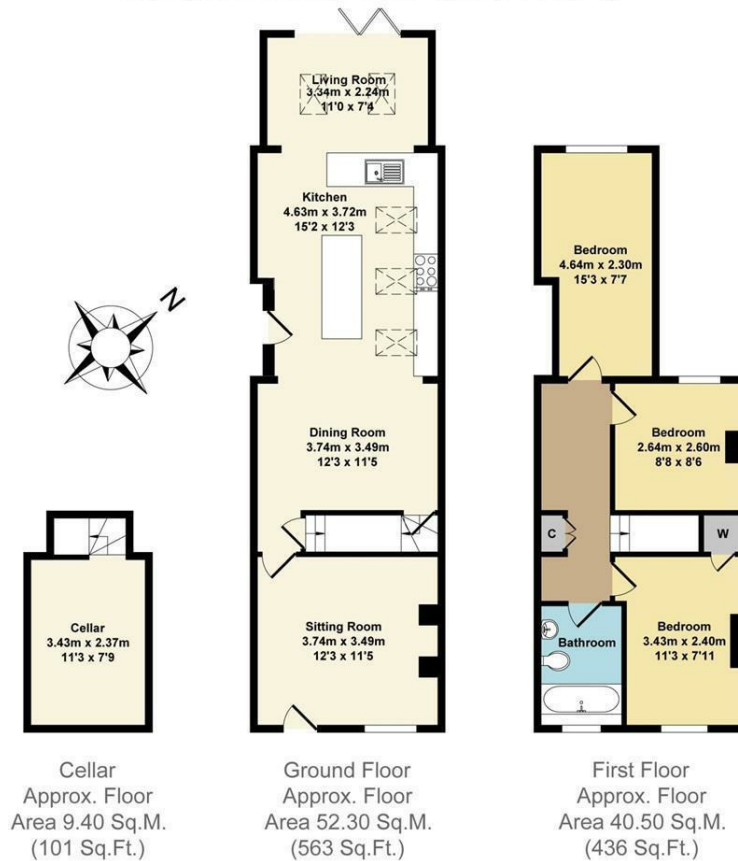
Gas Central Heating



Stratford Primary
School
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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Great William Street, Stratford upon Avon, CV37 6RY
Total Approx. Floor Area 102.20 Sq.M. (1100 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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