



FOR STARTERS



GUIDE PRICE
£385,000

MAIN COURSE

A Flexible Detached Home in a Highly Desirable Location

Situated in the popular location of Coppice Close, within easy walking distance of Stratford-upon-Avon town centre and the beautiful Welcombe Hills, this detached two/three bedroom property occupies a generous corner plot with a private south-facing rear garden. With well-proportioned accommodation and a flexible layout, the property offers a range of options to suit different needs and lifestyles, together with excellent potential for further improvement or extension, subject to the necessary planning consents.

The property is offered for sale with no onward chain, making it an appealing option for those looking for a straightforward move.

The accommodation begins with an entrance porch leading into a particularly spacious L-shaped lounge/diner, providing a generous and versatile reception space with plenty of room for both comfortable seating and dining. From here, the kitchen is accessed, having been refitted approximately five years ago with contemporary high-gloss units and a range of freestanding appliances. A door provides direct access to the side of the property and rear garden.

Adjacent to the kitchen is a second reception room, which is versatile in use and could lend itself to use as a dining room, family room, playroom or home office. French doors open directly onto the rear garden. There is also a third reception room/ground floor bedroom, offering excellent flexibility. This would be particularly useful for those looking for a downstairs bedroom, but could equally be utilised as another reception room, study or hobby space. Together, these rooms provide the flexibility to adapt the ground floor to suit individual needs and changing lifestyles.

Upstairs, there are two generous double bedrooms, both benefiting from built-in storage, together with a family bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.

Outside, the property occupies a pleasant corner plot with a private, south-facing



rear garden, which is predominantly laid to lawn with a paved patio area and established shrubs. There are two useful garden sheds, together with a gated side access. The side garden extends around to the pavement, providing a good amount of outside space and adding to the property's potential.

The property also benefits from a single garage, accessed via a courtesy door from the garden and an up-and-over door to the front, with power and lighting. There is currently a driveway providing off-road parking for one vehicle, while the generous lawned front garden offers the potential to create additional parking, subject to any necessary permissions.

With its detached position, generous corner plot, south-facing garden, flexible accommodation and potential to extend (subject to planning permission), this is a property with plenty of scope to adapt and improve to suit individual needs. Its location is a particular highlight, being within walking distance of Stratford-upon-Avon town centre while also enjoying easy access to the open countryside and walks of the Welcombe Hills.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - E



South Facing Garden



Mains Services
Gas, Electric, Water



Heating System
Gas Central Heating



Thomas Jolyffe
Primary

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