



FOR STARTERS



OFFERS OVER
£300,000

MAIN COURSE

A fantastic opportunity to acquire a three-bedroom semi-detached home situated in a popular residential location on South Green Drive, right on the edge of the sought-after village of Shottery. Offered to the market with no onward chain, this property presents an exciting opportunity for a buyer looking for a home with plenty of potential to modernise, improve and put their own stamp on.

To the front, the property is approached via a private driveway providing off-road parking. Stepping inside, the entrance hallway provides access to the main living accommodation, with stairs set back to the right.

To the left is a good-sized living room, featuring a large window overlooking the front of the property, allowing plenty of natural light into the room. To the rear is the kitchen, which currently comprises a mixture of wall and base units with space for a dining table. This area offers fantastic potential for improvement, with a large conservatory directly adjoining the kitchen. Subject to the necessary planning permissions and building regulations, there is the exciting possibility of creating a much larger open-plan kitchen/dining space by incorporating the existing conservatory.

Off the kitchen is a particularly useful utility area, providing additional storage and workspace, together with a downstairs WC and a further access point leading directly into the garden. There is also a large lean-to, offering excellent additional storage and further scope for a buyer to make the space work for their individual needs.

Upstairs, the property offers three bedrooms, comprising two spacious double bedrooms and a single bedroom. The third bedroom would make an ideal nursery, child's bedroom or home office, depending on the buyer's requirements. All three bedrooms are served by an immaculate family



bathroom.

Outside, the rear garden is a fantastic size and offers plenty of opportunity to create a wonderful outdoor space. A large patio area immediately adjoins the property, providing an ideal area for outdoor dining and entertaining, with a good-sized lawn extending beyond. The garden offers excellent potential for landscaping and could be transformed into a fantastic private garden to suit a new owner's needs.

With its popular location, generous garden, private driveway, three bedrooms and considerable scope for modernisation and improvement, this is a property that offers buyers the chance to create something truly special. Being offered with no onward chain, we highly recommend an early viewing to appreciate the potential on offer.

Come and view this fantastic home and see the possibilities for yourself!

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



West Facing Garden



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Shottery Primary
Stratford High

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