

EDWARDS

ESTABLISHED 2007

WORDSWORTH AVENUE
STRATFORD-UPON-AVON CV37 7JB

FOR STARTERS

3 1 2

OFFERS OVER
£375,000

MAIN COURSE

Tucked away at the end of a quiet cul-de-sac just off Wordsworth Avenue, this beautifully maintained three double bedroom townhouse enjoys a particularly lovely position, with no passing traffic and a tree-lined, secluded setting. Extremely well presented throughout and ready to move straight into, the property offers versatile accommodation arranged over three floors, a lovely private rear garden and the added benefit of a garage and driveway parking.

To the front, a driveway provides off-road parking with an EV charging point, alongside a small fore garden leading to the front door. Step inside and you are welcomed into the entrance hallway, with a useful downstairs WC positioned to the left and the kitchen to the right. The kitchen has a modern, contemporary feel, with a good range of wall and base units and a large window overlooking the front of the property, allowing plenty of natural light into the space.

Moving past the staircase, the ground floor opens into a gorgeous living and dining room, thoughtfully laid out to create a wonderful space for both everyday living and entertaining. A large window and French doors overlook the rear garden, bringing the outside in and creating a lovely outlook all year round. There is also a useful storage cupboard beneath the stairs, ideal for keeping household essentials neatly tucked away.

On the first floor, you will find two fantastic double bedrooms, both well proportioned and served by a good-sized family bathroom which has been well maintained. The rear bedroom is particularly appealing, benefiting from floor-to-ceiling fitted wardrobes that provide excellent storage without compromising on floor space.

The top floor is dedicated to an impressive principal bedroom suite, offering a real sense of space and privacy away from the rest of the accommodation. Alongside the main bedroom, there is a separate dressing room, currently used as a home office, providing excellent flexibility depending on your needs. An en-suite shower room completes the suite, while a further storage cupboard within the bedroom







adds to the practicality of the space.

Outside, the rear garden is a real highlight. Beautifully landscaped with established borders and a lovely sense of privacy, it provides a peaceful setting to relax, enjoy the sunshine or entertain friends and family. The garden feels nicely tucked away from the hustle and bustle, making the most of this property's enviable position.

There is also excellent additional storage, with a fantastic shed accessed from the side of the property, ideal for garden tools and outdoor equipment. A door also provides access into the garage, which benefits from power and an electric roller door.

With its attractive cul-de-sac setting, three genuine double bedrooms, versatile accommodation over three floors and a beautifully kept garden, this is a home that combines space, practicality and a lovely sense of privacy. Having been so carefully looked after by the current owners, it is ready for its next owners to move in and enjoy.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - C

East Facing Garden

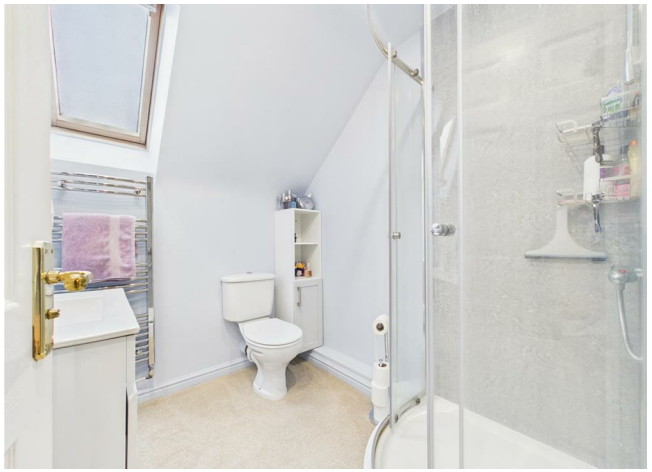
Mains Services
Gas, Electric,
Drainage

Heating System
Gas Central Heating

Bridgetown Primary
School

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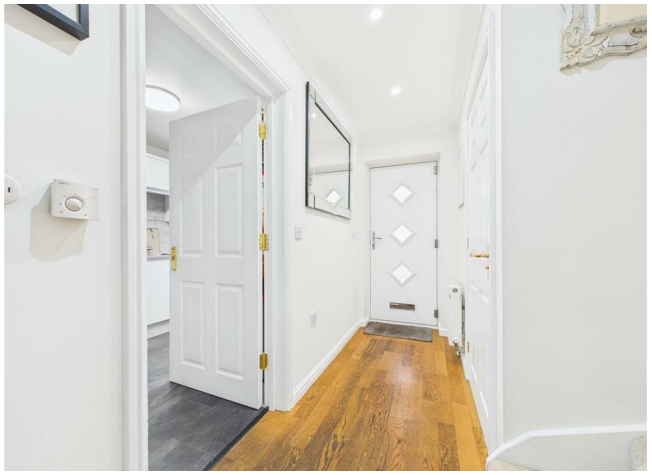














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