EDWARDS

ESTABLISHED 2007

ALBANY ROAD
STRATFORD-UPON-AVON CV37 6PQ

FOR STARTERS

3 2 1

OFFERS IN EXCESS OF £450,000

MAIN COURSE

From the moment you arrive, there is something particularly special about this beautiful three-bedroom character home on Albany Road. Full of period features, generous proportions and plenty of natural light, this is a home that immediately feels welcoming and has a lovely sense of character throughout. Offered for sale with no onward chain, it also offers the exciting opportunity to create an even larger home in the future, with a generous rear garden providing potential for an extension, subject to the necessary planning permissions and consents. The neighbouring properties have already taken advantage of their gardens in this way.

Inside, the welcoming hallway sets the tone, with the staircase neatly set back from the entrance and the principal rooms flowing naturally from either side. To the left is the beautiful living room, a particularly lovely space with high ceilings, original-style picture rails, a large bay window and an attractive fireplace, creating a room full of warmth and character.

Positioned in the middle of the house is the second reception room, currently used as a dining room. This is another generous room, with a large sash window overlooking the garden, a fireplace and useful access to a substantial under-stairs storage cupboard. There is also potential to create a downstairs WC within this area, subject to the necessary consents, which would add further practicality to the home.

To the rear is the wonderfully light and pretty galley-style kitchen. The room benefits from a wide layout and an abundance of natural light, with a large side-facing window, a stable door providing access to the side passage and attractive French doors opening directly onto the garden. It is a lovely space with a strong connection to the outside and plenty of scope for the new owners to make it their own over time.

Upstairs, the impressive proportions continue. The principal bedroom occupies the full width of the front of the house and is a true master bedroom. With high ceilings, plenty of room for a full range of furniture and two fitted wardrobes, it is a fantastic bedroom with a wonderful sense of space.

The second bedroom, positioned in the centre of the property, is also an excellent-sized room and benefits from further fitted wardrobes, providing plenty of useful storage. To the

rear, the third bedroom is a lovely-sized single room with a pleasant outlook over the garden. It would make an ideal child's bedroom, guest room or home office, depending on your needs. The main bathroom is positioned centrally on the first floor and is fully tiled, providing a practical and well-appointed space.

Outside, the rear garden is another real feature of the property. West facing and private, it has a paved patio immediately adjoining the house before extending mainly to lawn, creating a surprisingly generous garden for a property of this type. There is plenty of space to enjoy during the warmer months, as well as exciting potential for those looking to extend the accommodation in the future, subject to the necessary planning permissions. There is also a side gate shared with the neighbouring property, providing access for the bins.

A beautiful period home with fantastic proportions, an abundance of character and exciting potential for the future. With its generous garden, possibility to extend, excellent reception space and no onward chain, this is a property that really needs to be viewed to be fully appreciated.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - D

West Facing Garden

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Broad Street Primary
Stratford High

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First Floor

Ground Floor

Albany Road, Stratford-upon-Avon, Warwickshire

Approximate Gross Internal Area:-
Ground Floor :- 54sq m / 581 sq ft
First Floor :- 52 sq m / 560 sq ft
Total :- 106 sq m / 1141 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

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