

EDWARDS

ESTABLISHED 2007

SCHOLARS LANE
STRATFORD-UPON-AVON CV37 6HE

FOR STARTERS

3 2 1

ASKING PRICE
£450,000

MAIN COURSE

Situated in the heart of Stratford-upon-Avon, on the ever-convenient Scholars Lane, this fantastic three-bedroom home has been beautifully renovated throughout and is ready for its next owners to simply move straight into. Being offered to the market with no onward chain, the property combines modern, contemporary interiors with a superb town-centre location, meaning shops, restaurants, cafes and all the amenities Stratford has to offer are right on your doorstep. What more could you want!

To the front, a newly laid patio provides an attractive approach to the property. Stepping inside, the entrance hallway leads through to the first reception room on the right, a lovely living space featuring a walk-in bay window overlooking the front.

Centrally positioned within the house is a second reception room, offering a versatile additional space which would work perfectly as a dining room. With the staircase rising from this area, a large sash window overlooking the rear garden and modern built-in storage cleverly incorporated beneath the stairs, this is a lovely, light and open space.

Continuing through to the kitchen, you will find a brand-new contemporary fitted kitchen, complete with a modern range of wall and base units and integrated appliances. There is a side door which takes you out to the garden, and floods the room with natural light. To the rear of the property is a separate WC, together with a particularly useful and spacious utility room, which is bright and airy and provides further access out to the garden.

Upstairs, the first floor offers three bedrooms, with the principal bedroom occupying the full width of the front of the property. The accommodation







is completed by a beautifully finished, fully tiled family shower room, fitted with a large walk-in shower and finished to an excellent modern standard.

Outside, the rear garden is a great size for a town-centre property and has been newly patioed, with a gravelled area towards the rear, creating a low-maintenance outdoor space to enjoy. There is also a rear gate providing convenient access for the bins.

Having been renovated throughout with a fantastic town-centre position, this is a wonderful opportunity for anyone looking for a home that is ready to enjoy from day one. With no onward chain and everything Stratford-upon-Avon has to offer within easy reach, we would highly recommend arranging a viewing to appreciate everything this lovely home has to offer!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - D

North Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Broad Street Primary
Stratford High

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222















EDWARDS
ESTABLISHED 2001

Approximate total area(1)

135.4 m²
1,458 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE

MOVEWITHEDWARDS.CO.UK

HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222

DID YOU KNOW WE ALSO DO MORTGAGES. FOR FREE ADVICE SPEAK TO ONE OF OUR CONSULTANTS

