

EDWARDS

ESTABLISHED 2007

SHOTTERY ROAD
STRATFORD-UPON-AVON CV37 9QB

FOR STARTERS

2 2 1

ASKING PRICE
£275,000

MAIN COURSE

SSTC without ever making it onto the property portals! This particular buyer came directly from our Coming Soon / Sneak Peek on social media, generating interest and connecting with the right buyer before the property officially launched. A great example of why it's always worth keeping an eye on our social media pages! Everyone, keep your eyes peeled for our Coming Soon posts – you never know what might be coming next!

Situated in the popular area of Shottery, just a lovely stroll from Stratford-upon-Avon town centre, this two double bedroom terraced home is ideally placed with local amenities close by and would make a fantastic first home, downsize or investment opportunity. Being offered to the market with no onward chain, the property offers well-proportioned accommodation, plenty of character and a surprisingly generous rear garden.

Step inside through the entrance porch and into the living room, a lovely cosy space with a beautiful feature fireplace and a window overlooking the front. Moving through the property, the second reception room is currently used as a dining room and is another lovely room, featuring attractive original flooring, a further fireplace and a large sash window overlooking the rear garden. The staircase is neatly tucked away behind a door, keeping the living space separate.

To the rear is a good-sized galley-style kitchen, fitted with a range of units and offering a useful breakfast bar area, with a large window providing plenty of natural light. Beyond the kitchen is a small lobby area with a useful storage cupboard and a door leading out to the garden. The ground floor is completed by a modern shower room.

Upstairs, there are two fantastic-sized double bedrooms. The first benefits from two useful storage cupboards, whilst the second is equally well







proportioned and has the added bonus of wide wooden ladder-style steps leading up to a fantastic loft room. This provides a really useful additional space, ideal for storage or a variety of other uses, and benefits from a skylight.

Outside, the rear garden is a particularly good size, with a patio area leading onto a long stretch of lawn. At the bottom of the garden is a fantastic outbuilding, currently being used as a workshop and benefiting from power, offering plenty of potential for those needing additional workspace, hobbies or storage. There is also useful side access leading back around to the front.

A lovely home in a convenient location, with character, space and plenty of potential. Whether you are taking your first step onto the property ladder, looking to downsize or searching for your next investment, this is certainly one to come and see!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - D

North Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Shottery Girls
Stratford Primary

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















EDWARDS

Approximate total area(1)

949 ft²

88.2 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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