

EDWARDS
ESTABLISHED 2007

BLACKBERRY LANE
STRATFORD-UPON-AVON CV37 7FH

FOR STARTERS

2 1 1

ASKING PRICE
£285,000

MAIN COURSE

Situated on the outskirts of this popular development, just off the ever-popular Loxley Road in Stratford-upon-Avon, this attractive two-bedroom semi-detached home offers modern, low-maintenance living in a lovely position. The property benefits from a private driveway providing off-road parking for two vehicles with an electric charging point, a spacious open-plan living and kitchen area and, perhaps best of all, a particularly generous rear garden which is not overlooked. In fact, it is understood to be the largest garden on the estate for a property of this size, making it a real standout feature.

Upon entering, you are welcomed into a bright and spacious open-plan living area, incorporating the kitchen, dining and lounge space. This creates a sociable layout which works equally well for everyday living and entertaining. The modern kitchen offers a good range of storage and worktop space, while the living and dining areas provide plenty of room to relax and enjoy the space. A part-glazed door leads directly out to the rear garden, allowing natural light to flow through the room. Also on the ground floor is a useful downstairs WC and a large storage cupboard which has space and plumbing for a washing machine.

Stairs rise to the first floor, where you will find two well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and offers a good-sized double room, with a useful recessed nook which could be adapted to create fitted storage or a small dressing area. The second bedroom overlooks







the rear garden and is a versatile room, with space for a small double bed and plenty of potential to suit a variety of needs. Completing the accommodation is the contemporary family bathroom, conveniently positioned between the two bedrooms.

Outside, the rear garden is a real highlight. Particularly generous for a home of this size, it enjoys a pleasant, not-overlooked position and offers a lovely amount of space to enjoy. There is a patio area directly outside the property, ideal for outdoor dining, with the remainder laid to lawn. It is a fantastic space for relaxing in the sunshine, entertaining friends and family or simply enjoying a little extra outdoor space without the upkeep of a much larger garden.

Early viewing is highly recommended to appreciate the position, garden and accommodation on offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - B

East Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Alveston Primary
Stratford High

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







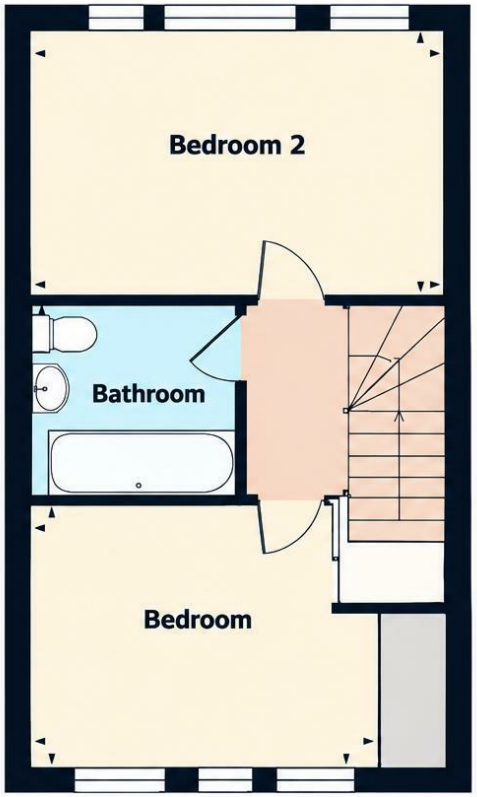








Ground Floor



First Floor

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Approximate total area(1)

55.0 m²
592 ft²

Ground Floor
27.5 m² / 296 ft²

First Floor
27.5 m² / 296 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.

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