

EDWARDS

ESTABLISHED 2007

HILLSIDE ROAD
STRATFORD-UPON-AVON CV37 9EB

FOR STARTERS

3 2 1

OFFERS IN EXCESS OF £375,000

MAIN COURSE

Offered to the market with no onward chain, this fantastic three-bedroom detached home on Hillside Road offers an exciting opportunity for anyone looking for a property with plenty of potential. Occupying a lovely plot, the house has so much going for it and would make an ideal purchase for buyers looking for a project, but with the added benefit of being perfectly liveable from day one while you gradually make it your own. Whether you're looking to modernise, improve or simply put your own stamp on a home, there is plenty of scope here to create something really special.

Step inside and you are welcomed into an entrance lobby and inner hallway, with a conveniently positioned downstairs WC to your left. The living room is situated at the front of the property and is a particularly generous reception space. A larger-than-average window overlooks the front garden, allowing plenty of natural light to pour into the room and creating a lovely bright environment.

The staircase runs centrally through the house, with a separate dining area positioned alongside, creating a natural flow through the ground floor. The galley-style kitchen is positioned towards the rear of the home and offers a practical arrangement of units and worktop space, with the added benefit of a particularly useful large storage cupboard beneath the staircase. This provides excellent additional space for household essentials and general storage. From here, you step through into a good-sized sun room, which is currently being used as a utility area.

Heading upstairs, the landing leads to three well-proportioned bedrooms, comprising two doubles and a single bedroom. Both double bedrooms benefit from a fitted wardrobe, providing useful built-in storage and helping to maximise the available floor space. The third bedroom would make an ideal nursery, child's bedroom, dressing room or home office, depending on your needs. The landing itself is particularly practical, with two good-sized storage cupboards providing additional space that is always welcome in a family home. Completing the first floor is an immaculate family bathroom, which has been very well maintained.







Outside, the rear garden is another real highlight, being a lovely private space with a desirable west-facing aspect, allowing you to enjoy the afternoon and evening sunshine. Immediately adjoining the property is a patio area, providing a great spot for outdoor seating, summer dining and entertaining. Beyond this, the garden continues to a raised lawn area, bordered by established mature hedging and shrubs which provide a lovely green outlook and a good degree of privacy, particularly towards the rear. There is also useful side access, allowing you to walk around to the front of the property without having to go through the house.

Overall, this is a property that really does have so much going for it. A detached home occupying a lovely plot, three bedrooms, generous living accommodation, a private west-facing garden, driveway parking, a detached garage and, importantly, no onward chain. While there is undoubtedly scope for modernisation, the house offers a fantastic starting point and the opportunity to gradually improve and personalise it to suit your own tastes and lifestyle.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band -

West Facing Garden

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Bishopton Primary
Stratford High

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EDWARDS

Approximate total area(1)

1047 ft²

97.1 m²

Reduced headroom

10 ft²

0.9 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.

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