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23, Shelbourne Road, Stratford-Upon-Avon

Price Guide £427,500



This beautifully renovated four-bedroom semi-detached home has been thoughtfully extended to create a generous principal bedroom suite with en-suite, offering spacious and contemporary living throughout. Finished to an exceptional standard, the property presents a true turn-key opportunity, perfectly blending style and practicality.

The accommodation briefly comprises: Entrance hall with cloakroom, lounge, impressive open-plan breakfast kitchen/dining room, utility room, and study. On the first floor is the principal bedroom with an en-suite, three further bedrooms, and a luxurious family bathroom.

Outside, there is a low-maintenance rear garden enjoying a southerly aspect, ample driveway parking, and a useful garage store.

NO UPWARD CHAIN. Energy rating C.

[Location](#)

Situated in a popular and convenient residential location, the property is within walking distance of both primary and secondary schools, a local shop, and regular bus services. Excellent transport links are close at hand, including easy access to the motorway network and a nearby park-and-ride railway station, whilst the wide range of amenities in

Stratford-upon-Avon town centre is also within easy reach.

Stratford-upon-Avon is a thriving riverside market town offering an excellent selection of national and independent retailers, highly regarded public and private schools, and superb leisure facilities. These include golf courses, a leisure centre, racecourse, and access to the nearby North Cotswold Hills, together with the River Avon providing opportunities for boating and angling.

[Approach](#)

Through a the double-glazed entrance door into:





Entrance Hall

Double-glazed window to front aspect, tiled floor with under-floor heating, downlighters. Opening to the kitchen and staircase rising to the First Floor Landing. Natural wood doors to the living room and:

Cloakroom

Modern white suite comprising WC with a concealed push-button cistern, wash basin, extractor fan, downlighters, and tiled floor.

Lounge

14'5" x 11'1" (4.40m x 3.39m)

Wall-mounted focal point electric fire, matching tiled floor with under-floor heating, downlighters and a double-glazed window to the front aspect.

Open Breakfast, Dining Kitchen

16'8" x 16'6" (5.10m x 5.05m)

A stylishly appointed kitchen fitted with an attractive range of modern units, complemented by a worktop incorporating a breakfast bar. There is a single drainer sink with a mixer tap, ceramic hob and an extractor over. Electric oven with storage above and below, alongside an integrated fridge/freezer and dishwasher. The room benefits from a tiled floor with underfloor heating, downlighters, and a double-glazed rear window. An exposed structural metal beam adds a contemporary touch, whilst double-glazed bi-fold doors open seamlessly onto the low-maintenance, south-facing garden —perfect for indoor-outdoor living and entertaining. Natural wood doors lead to:

Study

9'5" x 6'9" (2.89m x 2.07m)

This versatile room had a matching tiled floor with under-floor heating, a countertop along one wall, downlighters, and a double-glazed window to the rear aspect.

Utility Room

9'5" x 4'5" (2.89m x 1.37m)

Fitted with matching units and a worktop incorporating an inset single drainer sink with base units below, together with a tall storage cupboard housing the wall-mounted Baxi gas-fired boiler. There is space for an upright fridge/freezer, a matching floor, extractor fan, and downlighters. A double-glazed window and casement door provide access to the side and garden.





First Floor Landing

Access to the roof space and a wall-mounted digital thermostat control panel. Natural wood doors to:

Bedroom One

15'1" x 9'5" (4.62m x 2.89m)

Access to the roof space, radiator, downlighters and a double-glazed window to the front aspect.

En-Suite Bathroom

9'4" x 5'6" (2.85m x 1.68m)

A contemporary white suite with contrasting black Grohe fittings, comprising a double-ended bath with wall-mounted mixer tap, WC, and a wall-hung wash hand basin with soft-close drawer. There is a fully tiled shower enclosure with

shower system, whilst the room further benefits from downlighters, shaver point, and fully tiled walls and floor with underfloor heating. A double-glazed window to the rear completes the space.

Bedroom Two

11'6" x 9'1" (3.51m x 2.77m)

A radiator and a double-glazed window to the front aspect.

Bedroom Three

10'9" x 9'0" (3.30m x 2.76m)

A radiator and a double-glazed window to the rear aspect.

Bedroom Four

8'3" x 8'2" (2.53m x 2.49m)

Bulkhead cabin single bed, radiator and a double-glazed window to the rear aspect.

Main Bathroom

A stylish, contemporary bathroom finished to a high standard, featuring striking full-height dark marble-effect tiling and quality modern fittings throughout. The suite comprises a freestanding bath with a sleek floor-mounted chrome tap, a generous walk-in shower with black framed glass enclosure and rainfall shower, and a vanity unit with an inset basin and storage beneath. There is also a low-level WC and a contemporary heated towel rail. Natural light is provided by a



window, complemented by recessed ceiling spotlights and a feature illuminated mirror, creating a bright yet spa-like atmosphere. The space is further enhanced by large-format floor tiles and clean, modern lines, offering both practicality and a luxurious feel.

Outside

The garden is attractively arranged for low maintenance and enjoys a surprising degree of privacy, featuring patio areas ideal for outdoor dining and a separate lawned section to the side, perfect for children or pets. A useful garage store to the front provides additional storage, while the block-paved driveway offers generous off-road parking for several vehicles.

Garage/Store

10'0" x 9'11" (3.05m x 3.04m)
Roller shutter door, power and light.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All main services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Stratford upon Avon District Council

Postcode

CV37 9JR



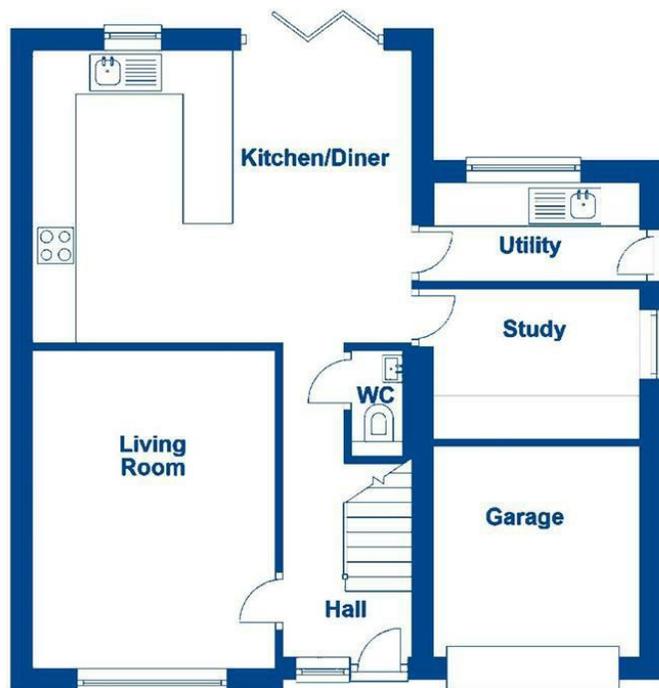




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Ground Floor
Approx. 65.8 sq. metres (708.4 sq. feet)



First Floor
Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 121.4 sq. metres (1306.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN