





# FOR STARTERS



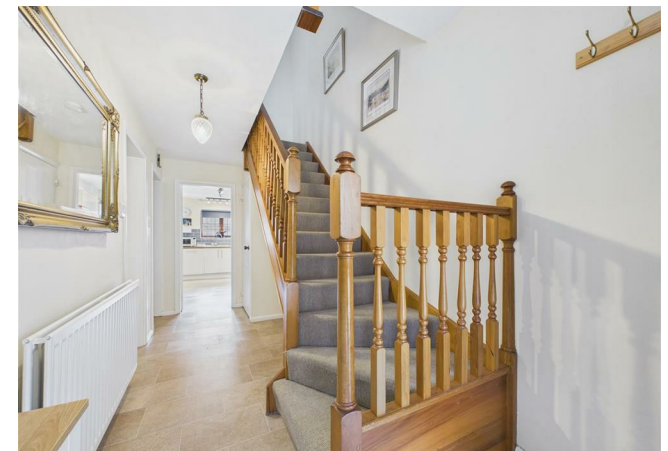
GUIDE PRICE  
£320,000

## MAIN COURSE

Located on the edge of the town centre, this well-presented three-bedroom townhouse offers stylish and spacious accommodation arranged over three floors, combining the convenience of apartment-style living with the space and versatility of a traditional home. Positioned within a secure courtyard development, the property provides easy access to local amenities while enjoying a tucked-away and private setting.

The accommodation begins with an entrance porch leading into a welcoming hallway with stairs rising to the first floor and internal access to the single garage. A cloakroom is conveniently located off the hallway. The ground floor also features a spacious open plan kitchen, living and dining area, creating a sociable and versatile space ideal for modern living. The kitchen is fitted with a modern range of wall and base units, along with plenty of worktop space. The tiled flooring enhances the practicality of the space, while a rear door provides direct access onto Brewery Street.

The first floor offers a bright and spacious sitting room, which benefits from access to a private balcony, providing an ideal spot to relax. Also on this floor is the principal bedroom, complete with fitted wardrobes and its own balcony, along with a well-appointed bathroom featuring a shower, wash hand basin and WC. A useful storage cupboard housing the hot water tank is located on the landing.





The second floor continues to provide well-proportioned accommodation, with two further double bedrooms, both benefiting from Velux roof lights allowing for plenty of natural light. A second bathroom serves this floor, fitted with a bath with shower attachment over, wash hand basin and WC.

Externally, the property benefits from a single garage and access to a communal courtyard, enhancing both convenience and security. This attractive townhouse offers flexible living space in a highly convenient location, and internal viewing is highly recommended to fully appreciate the size, layout and overall appeal of this well-appointed home.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - C



N/A



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



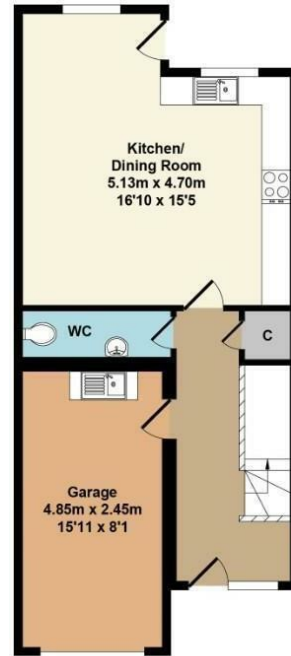
St Gregory's Primary  
Thomas Jolyffe  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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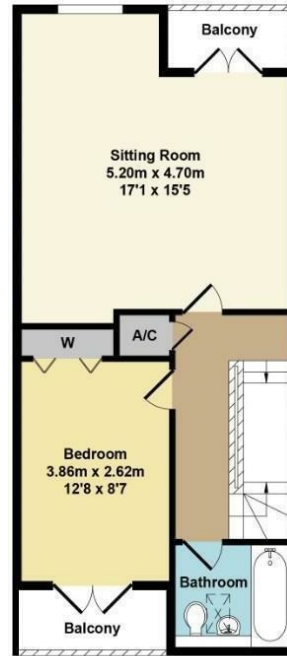
Rookes Court, Stratford upon Avon, CV37 0TJ

Total Approx. Floor Area 131.10 Sq.M. (1411 Sq.Ft.)

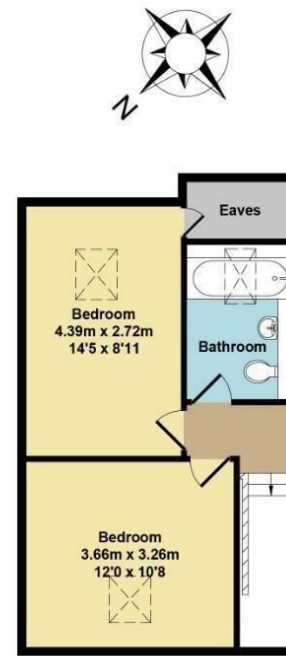
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



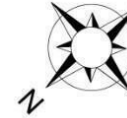
Ground Floor  
Approx. Floor  
Area 47.20 Sq.M.  
(508 Sq.Ft.)



First Floor  
Approx. Floor  
Area 46.70 Sq.M.  
(503 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 37.20 Sq.M.  
(400 Sq.Ft.)



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