EDWARDS

ESTABLISHED 2007

BLACKBERRY LANE
STRATFORD-UPON-AVON CV37 7ED

FOR STARTERS

2 1 1

OFFERS OVER

£280,000

MAIN COURSE

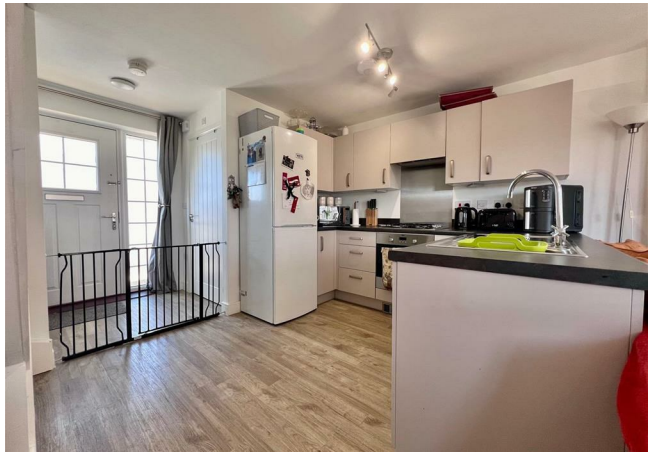
Welcome to this beautifully presented two-bedroom semi-detached property, nestled on the outskirts of a newly built estate off the ever-popular Loxley Road in Stratford-upon-Avon. Offering picturesque field views to the left, this home is perfect for those seeking a modern and low-maintenance lifestyle in a tranquil yet well-connected location.

As you approach the property, you are greeted with off-road parking for two cars at the front with an EV charging point. Stepping inside, you enter a bright and spacious open-plan living area that incorporates the kitchen, dining, and lounge space. The modern kitchen is thoughtfully designed, offering ample storage and workspace, making it ideal for both entertaining and everyday cooking. There is also a convenient downstairs WC and a large storage cupboard, providing practicality. The living space is filled with natural light, and a part glass panelled door opens directly onto the garden.

Upstairs, the property boasts two well-proportioned bedrooms. The main bedroom, positioned at the front of the property, is a good sized double with a nook that could be transformed into a built-in wardrobe or dressing area. This room enjoys stunning field views, adding to its appeal.

The second bedroom, currently used as a home office, is situated at the rear of the property and can accommodate a small double bed, making it a versatile space suitable for various needs. The contemporary family bathroom is sleek and modern, featuring high-quality fittings that enhance the overall aesthetic of the home.

The rear garden is a generous size for the property and consists of a patio area and a well-maintained lawn, providing an ideal setting for outdoor relaxation or entertaining guests.



Located on the edge of this sought-after development, the home benefits from a peaceful setting while still being within easy reach of local amenities. Stratford-upon-Avon town centre is just a short drive away, offering an array of shops, restaurants, and cultural attractions. For those who enjoy outdoor activities, the surrounding countryside provides excellent walking and cycling routes, perfect for nature lovers.

This property is an excellent opportunity for first-time buyers looking for a stylish and well-located home, investors seeking a buy-to-let, or downsizers wanting a modern yet manageable living space. Don't miss out on the chance to make this delightful home yours. Contact us today to arrange a viewing and discover everything this property has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - B

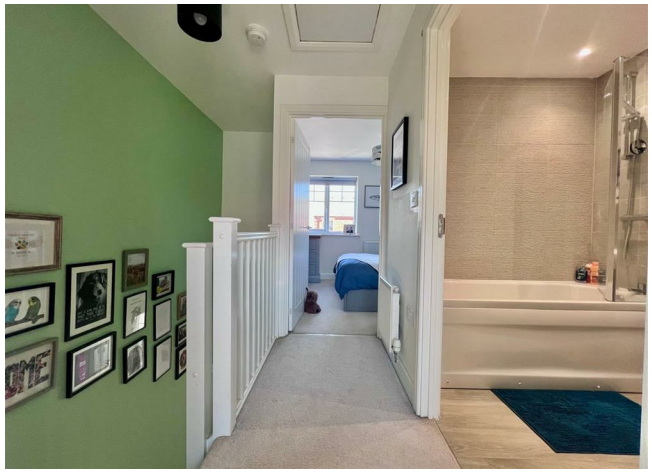
North East Facing Rear Garden

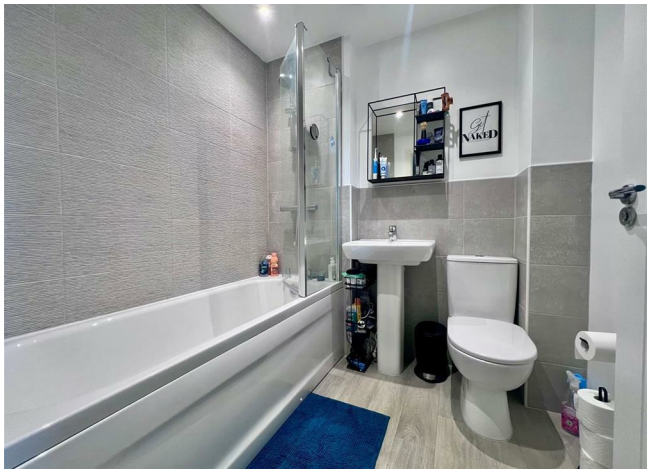
Mains Gas, Electric, Water & Drainage

Heating System
Gas Central Heating

Alveston Primary

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





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