EDWARDS

ESTABLISHED 2007

# AMIS WAY
# STRATFORD-UPON-AVON CV37 7JD

# FOR STARTERS

4 1 2

OFFERS OVER
£375,000

## MAIN COURSE

This spacious and well-laid-out four-bedroom home offers generous accommodation across three floors, making it ideal for families or those needing versatile living space. With a private driveway providing parking for multiple vehicles, a single garage, and a good-sized rear garden, the property combines practicality with comfortable living.

As you enter the property, you're greeted by a central entrance hallway that provides access to all principal rooms on the ground floor. Immediately to the left is a cloakroom, fitted with a WC and washbasin - convenient for guests and day-to-day use.

At the front of the property is a kitchen/diner. It features a range of contemporary cream gloss units with contrasting worktops, and offers space for freestanding appliances as well as a dining table. A front-facing window allows in plenty of natural light, making the room feel bright and functional, ideal for both everyday meals and informal gatherings.

To the rear of the property is the living room, a well-proportioned space suitable for various seating arrangements. Double French doors open onto the rear garden, allowing natural light to fill the room and providing easy access to the outdoor area during the warmer months.

The first floor comprises three of the four bedrooms along with the family bathroom. The two double bedrooms are both fitted with built-in wardrobes, providing useful storage while still allowing ample space for beds and additional furniture. A third single bedroom, situated at the rear, is suitable for use as a child's room, study, or nursery. The family bathroom includes a bath with overhead shower, a washbasin, and WC. The layout is practical for family use, with neutral finishes that offer a blank canvas for personalisation.

The entire top floor is dedicated to the master bedroom, providing a private and peaceful space away from the rest of the house. The room is generously sized and features a dormer window to the rear and space for bedroom furniture. The en suite shower room includes a modern walk-in shower, washbasin and a WC. The fixtures are contemporary in style, offering convenience and comfort.

To the front of the home is a private driveway that provides off-street parking for several cars, in addition to a single garage, which is ideal for further parking, storage, or hobby use. The rear garden is a good size and mainly laid to lawn, offering plenty of space for children to play or for outdoor relaxation. A patio area sits directly outside the living room doors, ideal for outdoor dining.

Call our office to book in your viewing!

## KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - C

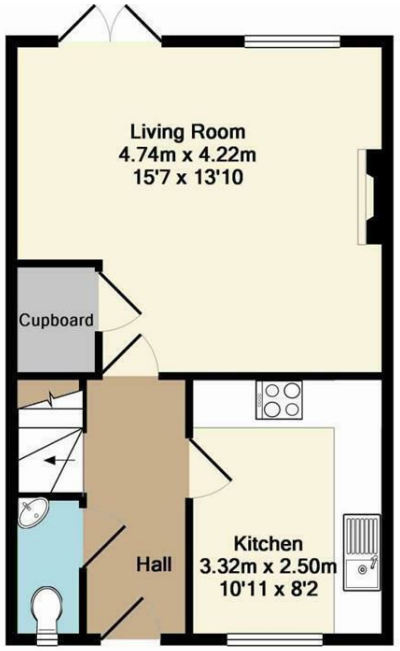
North West Facing Rear Garden

Mains Gas, Electric, Water & Drainage

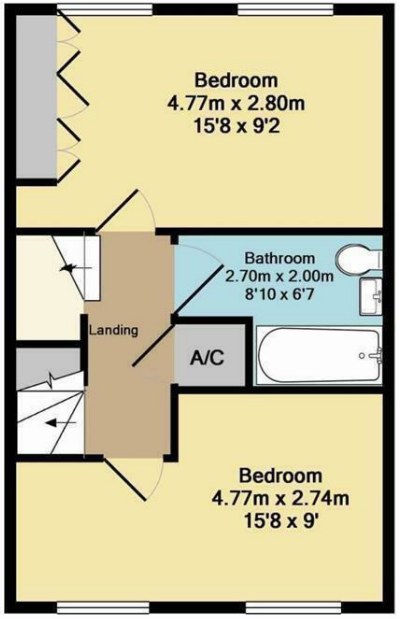
Heating System
Gas Central Heating

Bridgetown Primary

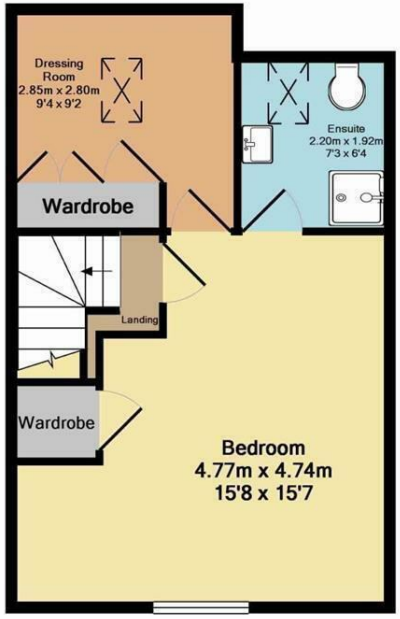
**WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222**




Ground Floor
Approx. Floor
Area 35.7 Sq.M.
(385 Sq.Ft.)




1st Floor
Approx. Floor
Area 36.0 Sq.M.
(387 Sq.Ft.)




2nd Floor
Approx. Floor
Area 34.8 Sq.M.
(375 Sq.Ft.)

77 Wordsworth Avenue, Stratford Upon Avon
Total Approx. Floor Area 106.5 Sq.M. (1147 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
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