



FOR STARTERS



OFFERS IN EXCESS OF
£325,000

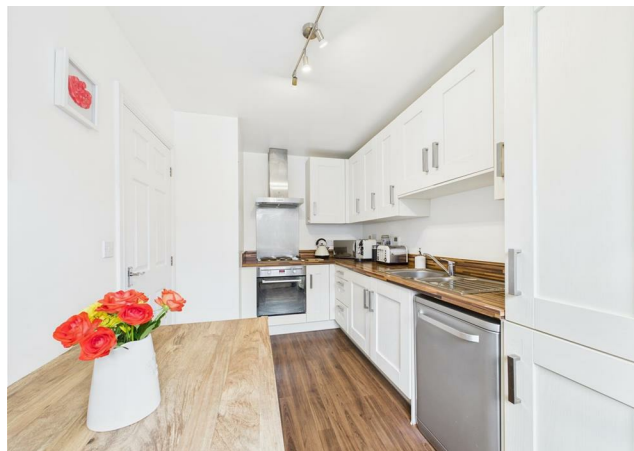
MAIN COURSE

Tucked away on a quiet private lane in the ever-popular village of Welford-on-Avon, this beautifully presented two double bedroom home offers the perfect blend of modern living and countryside charm. Built just eight years ago by Cala Homes, the property forms part of an attractive development made up of both lovely smaller homes and substantial executive houses, all set opposite a lovely green space that adds to the peaceful, community feel.

As you approach, you'll find two allocated parking spaces and a welcoming frontage. Step inside and you're greeted by a bright, spacious hallway with stairs directly ahead and a useful downstairs WC to the side. To the right, the modern kitchen breakfast room enjoys a large front-facing window that floods the space with natural light. There's an excellent amount of cupboard storage and worktop space, making this room both stylish and practical for everyday use.

To the rear, the living room is a real highlight – a beautifully finished space with a door opening out onto the garden, as well as an additional rear window that makes the room feel light and airy all day long. There's also plenty of space for a dining table, making it ideal for entertaining or relaxed family meals.

Upstairs, there are two generous double bedrooms, both of which could easily be used as the master, offering flexibility depending on your lifestyle. A handy storage cupboard is located on the landing, and both bedrooms are served by a sleek, modern main bathroom.



The garden is another standout feature, being west facing, private, low-maintenance, and a really lovely size. Whether you're looking for a quiet morning coffee spot, a space for summer BBQs, or somewhere safe for children or pets, this garden ticks all the boxes.

This home is perfect for anyone looking for a peaceful setting with a real sense of community, while still being within easy reach of local amenities and the wider Stratford-upon-Avon area. Come and view – you won't be disappointed.

Estate Charges:
The property is subject to an estate management charge payable to a third-party management company. The current charge is £273.95 every six months. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. Further details are available on request.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - B



West Facing Rear
Garden



Mains Electric,
Water & Drainage



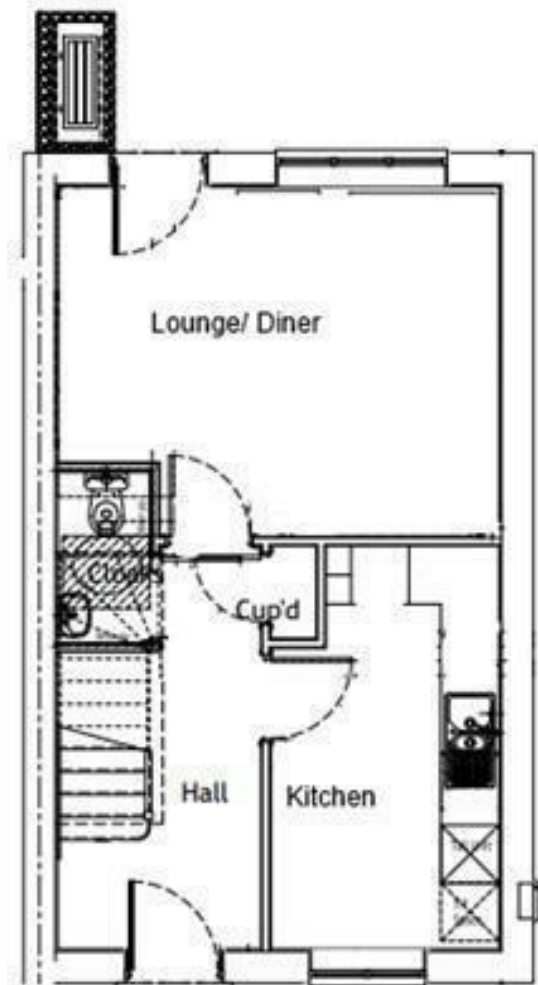
Heating System
Air Source Heat Pump



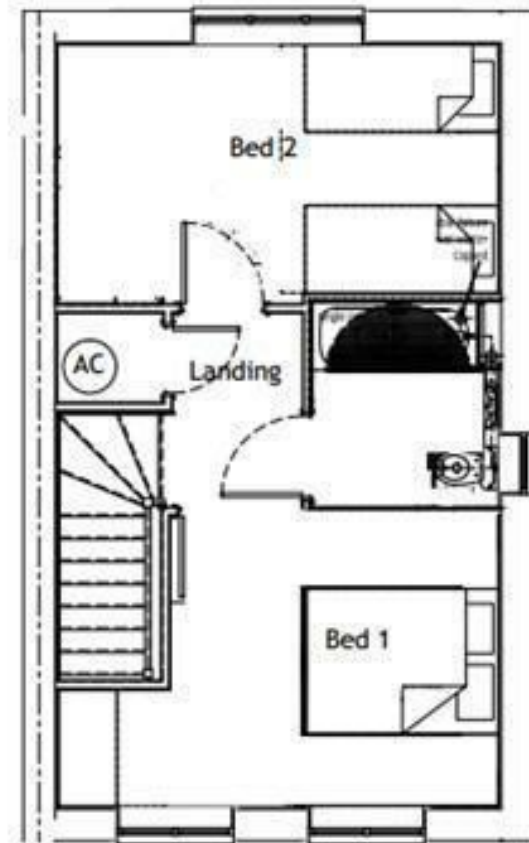
Welford Primary
School

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Plot 5



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