



FOR STARTERS



GUIDE PRICE
£725,000

MAIN COURSE

A beautifully presented semi-detached, modern family home, situated on one of Stratford upon Avon's most desirable roads, within easy walking distance of the town centre. The property was constructed in 1933, the current Vendors being only the second occupants since.

The property is entered from the front into a spacious entrance hall; off here is a delightful front sitting room complete with a bay-window and log burner. The hallway also gives access to a handy downstairs cloakroom. The entrance hall then leads you to a further extended living room with feature fireplace and double patio doors leading out onto the rear garden. This space is currently being utilised as a home cinema and could easily be used as a second sitting room come dining room. To the rear of the property is a spacious open-plan kitchen dining room with glazed double doors guiding you to the conservatory, these combined spaces make for an impressive and sociable space. The single skin wall between kitchen and rear lounge was also once open and could, subject to necessary approvals, be made open again. Off the kitchen is also access into a utility room with offers internal access into the garage.

To the first floor are 4 generously proportioned double bedrooms, the family bathroom and a further shower room. Bedroom 2 gives access out onto the roof terrace, which offers views over the sunny rear garden. The majority of the bedrooms contain an abundance of storage space. There is, by way of loft ladder, a useful storage area above the first floor rear bedroom.

To the second floor, the loft space has been skillfully converted to create very usable accommodation. Offering substantial space as a potential Master suite, the room benefits from what is currently being used as storage space but has a soil pipe running beneath the floor making it readily accessible along with all other services to provide all necessary connections for en suite,

The front driveway offers parking for 3-4 cars



LOCATION

Stratford upon Avon the historic birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre is nestled within the heart of South Warwickshire countryside, on the banks of the river Avon. Stratford is also a prosperous market town with a wide variety of local and national chain stores, fine restaurants, inns and public and private schools. The most famous school in Stratford is King Edward VI school, which is where William Shakespeare is believed to have studied. It is an all-boys school, and one of the few schools which selects its pupils using the Eleven plus. There is also an all-girls selective school, Stratford-upon-Avon Grammar School for Girls, in Shottery, a short distance out of town.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band - D



TBC



Mains gas, water,
electricity and
drainage are
connected.



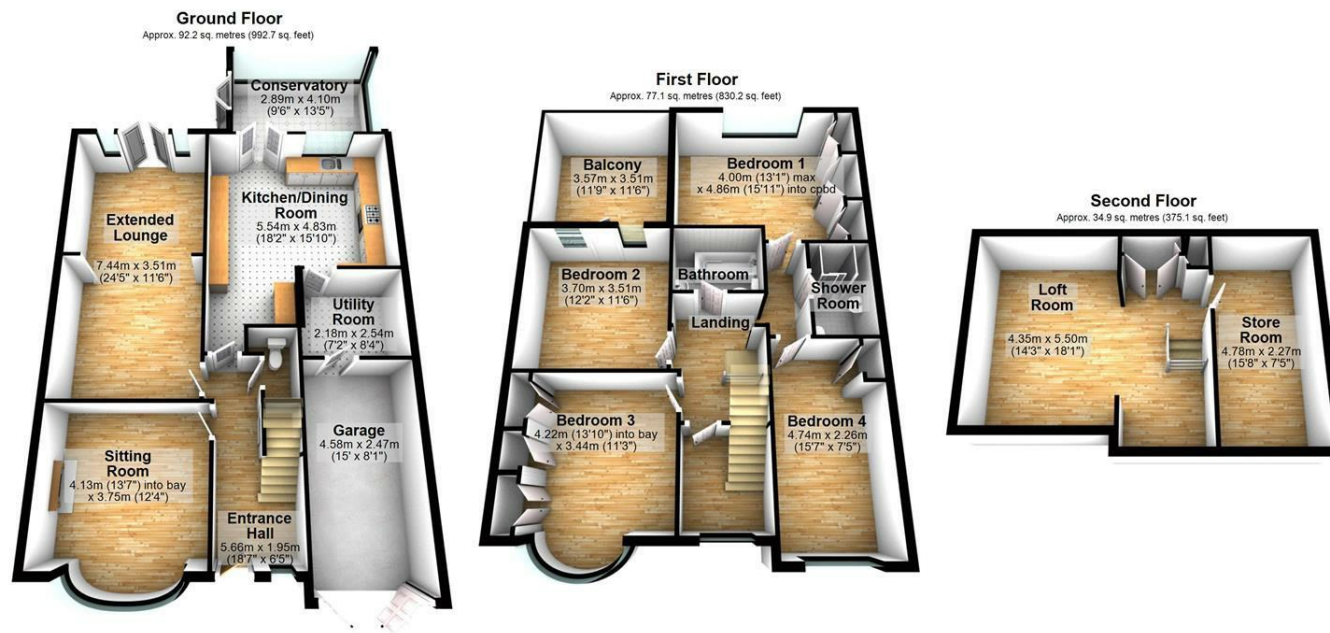
Heating system
TBC



TBC

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





Total area: approx. 204.2 sq. metres (2198.0 sq. feet)

**FOR MORE INFO AND
TO SEE OUR OTHER
LOVELY PROPERTIES
CHECK OUT OUR WEBSITE**

MOVEWITHEDWARDS.CO.UK

**HAVE YOU GOT
A PROPERTY
TO SELL?
WE'D LOVE TO
HAVE A CHAT
01789 414222**

**DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS**

