EDWARDS

ESTABLISHED 2007

ROEBUCK ROAD
STRATFORD-UPON-AVON CV37 0UR

FOR STARTERS

2 1 1

ASKING PRICE

£280,000

MAIN COURSE

Situated on a popular road with excellent access to Stratford Parkway and convenient commuting links out of Stratford-upon-Avon, this spacious two double bedroom semi-detached home offers versatile living across three floors and is ideal for first-time buyers, landlords or those looking to downsize.

To the front, the property is attractive and well-presented, set nicely back from the road which adds to its appeal. Step inside into a bright entrance hall, with a downstairs WC positioned to the right and the kitchen to the left. The kitchen is well-equipped with a range of wall and base units, offering plenty of cupboard space, along with a sink positioned beneath a window overlooking the front, perfect for watching the world go by.

To the rear of the property is a full-length living dining room, a fantastic size and ideal for both relaxing and entertaining. This space also benefits from a large storage cupboard and double doors opening out onto the garden, allowing natural light to flow through.

The first floor is home to a particularly impressive bedroom, spanning the full width of the property. This generous double room is dual aspect, creating a bright and airy feel. The modern family bathroom is also located on this floor. A further staircase leads to the top floor, where you will find another substantial double bedroom, which could easily be used as the principal bedroom. This room is again dual aspect, offering plenty of space for furniture and creating a wonderful,

light-filled retreat.

Outside, the rear garden is low maintenance and fully enclosed, making it the perfect spot to enjoy summer evenings. A gate provides access to two allocated parking spaces, adding to the practicality of the home. This is a fantastic opportunity to acquire a well-proportioned home in a convenient location, early viewing is highly recommended.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - B

West Facing

Mains Services

Gas Central Heating

Stratford High School
Bishopton Primary

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EDWARDS

Approximate total area(1)

799 ft²

74.2 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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