



FOR STARTERS



OFFERS IN EXCESS OF
£200,000

MAIN COURSE

STC OFF MARKET* Sold subject to contract prior to launch, this property was successfully agreed off market without going live to the open market, demonstrating strong buyer demand and our proactive approach in matching properties with pre-qualified applicants. If you're looking for a proactive team that works hard to generate results like this, please do get in touch—we'd love to help.

Step inside and you are welcomed into the first reception room, a generously sized space that could make a comfortable living area. Moving through, a door leads into a second reception room which offers further versatility, ideal as a dining room or additional living space. From here there is access down to a useful cellar, perfect for storage, along with the staircase leading to the first floor.

The second reception room also opens through into the kitchen area. Thanks to a single-storey extension, the kitchen is a surprisingly spacious room with ample potential. There is room for a dining table, several windows allowing natural light to flood the space, and a door providing access to the rear garden. With the necessary permissions (STPP), there is significant scope to reconfigure the layout and create a more open-plan kitchen-dining environment if desired.

Upstairs, the property offers two bedrooms. The main bedroom is a good-sized double and benefits from a fitted cupboard providing built-in storage. The second bedroom is a single room positioned at the rear of the property, enjoying views over the garden and



featuring additional storage space above the stairs. Both bedrooms are serviced by a shower room, completing the accommodation on the first floor.

Outside, the rear garden is private and a good size, offering a blank canvas for landscaping or redesign. A rear gate provides convenient access, ideal for taking bins out without needing to pass through the house.

With no onward chain and plenty of scope for improvement, this property represents an excellent opportunity for investors, developers, or buyers looking for a renovation project in a convenient location. Early viewing is recommended to appreciate the potential on offer.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



West Facing



Mains Electric,
Water Drainage



Electric



St Gregorys Primary
Stratford High

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