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**BROOKVALE ROAD
STRATFORD-UPON-AVON CV37 9QD**

FOR STARTERS



ASKING PRICE

£349,950

MAIN COURSE

Character Two Bedroom Semi-Detached Property in Shottery Village - GREAT POTENTIAL

Set in the charming and sought-after area of Shottery, this two bedroom semi-detached character property offers a fantastic opportunity for those looking to make their own mark and create a home to suit their taste and requirements. With character features and ample potential to improve, this property is ideal for buyers looking to invest in a home that they can personalize and enhance or maximise for investment potential.

Located on a peaceful street, within walking distance of the town centre and all of Stratford's excellent amenities, this home is perfectly positioned for convenience, but still providing a peaceful haven. The property benefits from off-road parking, with the potential for easy extension to the front, allowing for additional parking, if required.

There is a useful enclosed porch on approach to the front door. Upon entering, you're greeted by a characterful hallway leading to the lounge on the right. This room is comfortable in size featuring a large bay window that fills the room with natural light. There is also a fireplace in situ. The property has been extended on the ground floor, creating a generous second reception room at the rear. This versatile space could serve as a family room, dining area, or both, with patio doors leading out into the private west-facing garden – perfect for outdoor relaxation.

The extended kitchen/diner at the rear offers further potential, with a door opening to the garden, making it ideal for both everyday living and entertaining. There's also a useful cupboard under the stairs, offering enough space to create a convenient downstairs WC. There are multiple options in terms of further extension or re configuration.

Upstairs, you'll find two good-sized double bedrooms, both with built in original cupboards. In addition, there is a box room which could be utilized as an office/hobby space or to become an en suite to the master bedroom. There is also a family bathroom at the rear of the property. The layout is practical and offers plenty of space for a family or as a potential project to modernize and extend further either to the rear, to the side or by increasing the size of the 1st floor, akin to neighbouring properties.



The garden is a real highlight – surprisingly, private bearing in mind its proximity to the town centre and also benefits from being west-facing, it provides a tranquil outdoor space to enjoy the evening sun. There is also secure side access which is sizable and could aid further extension to the existing property.

This property is bursting with character and hosts the potential to add further additions. It offers a wealth of opportunity for the discerning buyer looking to make their own mark. With scope to further extend and improve, it presents an exciting project in a highly desirable location. This rarely available location, with uplift potential will incur a high level of interest so do not delay in securing your viewing appointment.

VIEWINGS ARE UNDERWAY

Offers with NO ONWARD CHAIN

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



West Facing Rear
Garden



All mains services
connected



Heating System
Gas Central



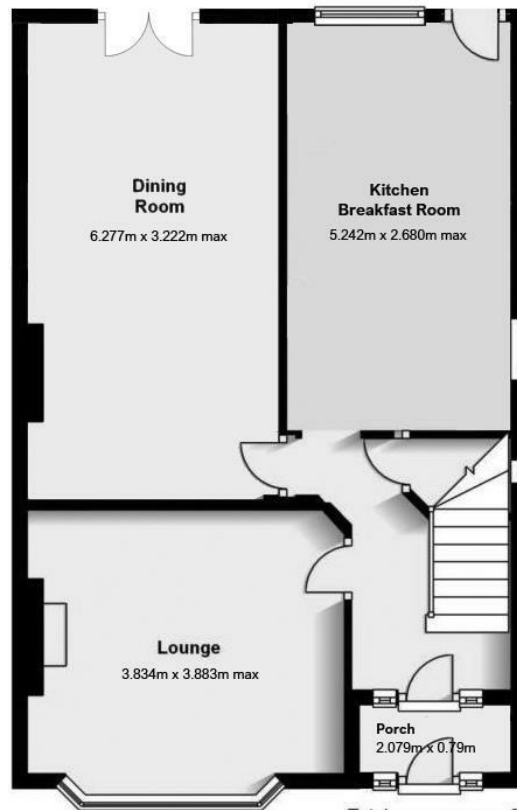
Stratford Primary

WHY NOT TAKE
A LOOK INSIDE?
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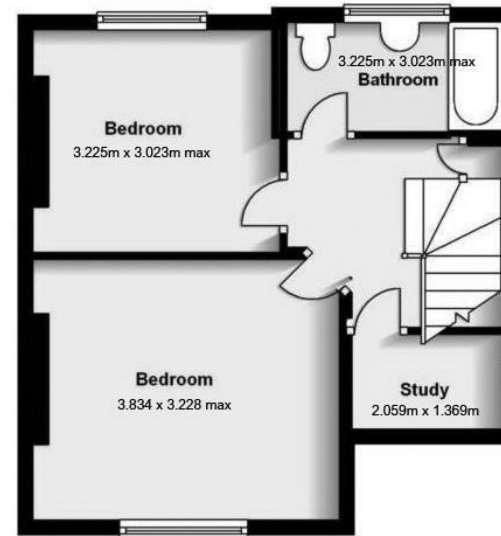
Ground Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

Produced by Eminent Home Inspections © 2008

Floor plans are for illustration purposes only, are not exactly to scale and should not be relied upon as a statement of fact

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