



4 Bed Semi-Detached | Poland Avenue, Lower Quinton | £400,000

Description

Nestled within the scenic beauty of Lower Quinton, this splendid predominantly detached four-bedroom property seamlessly merges modern comfort with timeless elegance. The welcoming hallway sets the tone, leading you to discover a range of delightful features throughout the home.

The ground floor unfolds graciously, beginning with the spacious lounge that stretches from the front to the back, boasting a feature fireplace that adds warmth and character. French doors effortlessly link this area to the expansive rear garden, creating a harmonious indoor-outdoor space perfect for relaxation or entertaining.

The thoughtfully designed kitchen, adorned with a range of attractive units and a convenient breakfast bar, provides a comfortable space for culinary pursuits. Its access to the rear garden enhances the ease of outdoor enjoyment. Adjacent to the kitchen, a practical utility room offers added storage and laundry space, with direct access to the garden. At the front, a separate dining room offers ample space for family gatherings and meals.

Ascending to the upper floor, you'll find four double bedrooms, each equipped with built-in wardrobes ensuring abundant storage. Bedroom 1 stands out with its feature vaulted ceiling and an en-suite shower room, adding a touch of luxury to this beautiful home. Completing this level is a well-appointed family bathroom, designed for comfort and convenience.

Externally, the property boasts a single garage,



- 4 Double Bedrooms
- Built-in Wardrobes
- 2 Bathrooms
- 2 Reception Rooms
- Garage
- Driveway
- Downstairs Cloakroom
- Village Location
- Short Walk to Primary School
- Upgraded and Refurbished

accompanied by a driveway providing convenient parking.

Situated in Lower Quinton, this property benefits from its close proximity to a local school, perfect for families seeking educational facilities within walking distance. Lower Quinton's serene surroundings offer a peaceful ambiance while maintaining easy access to essential amenities and nearby attractions.

This exceptional property harmonises modern living with tranquil surroundings, presenting a unique opportunity to make it your cherished home.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is by electric central heating. Council tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



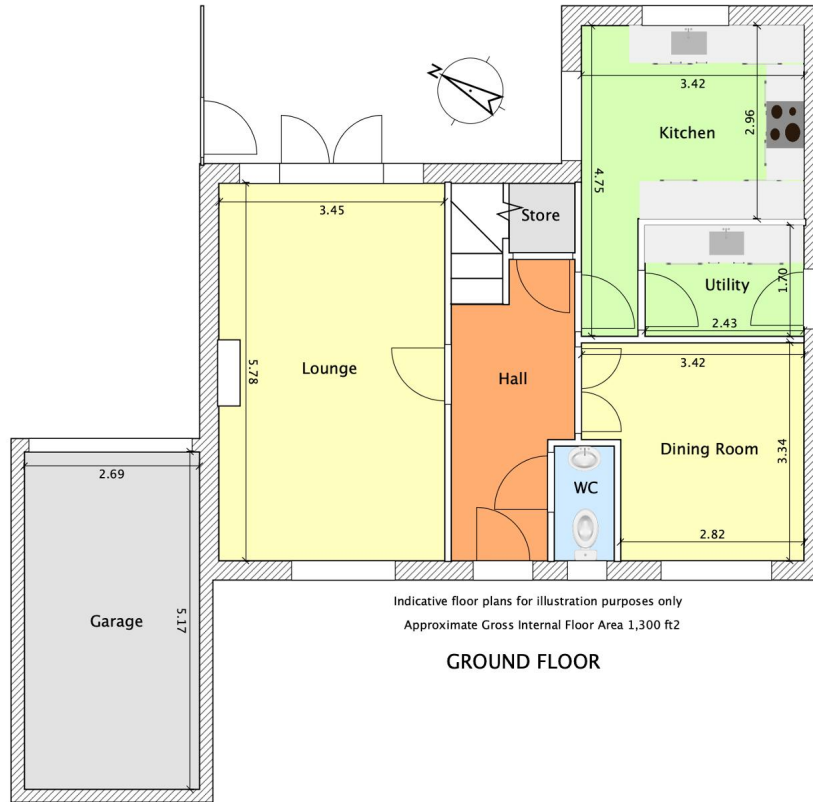
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	43 E	
21-38	F		
1-20	G		



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CONTACT US

☎ 01789417936

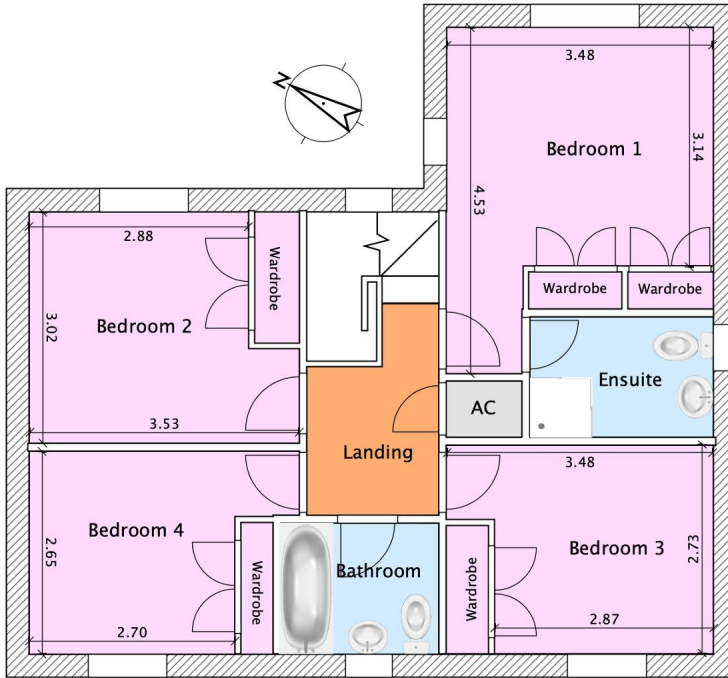
📞 01789417936

✉ hello@kennedys-stratford.co.uk

🌐 www.kennedys-stratford.co.uk

📘 /kennedysstateagentstratford





Indicative floor plans for illustration purposes only

FIRST FLOOR