



3 Bed Semi-Detached | Squirrels Street, Stratford upon Avon | £380,000

Description

Welcome to this enchanting double bay fronted 3-bedroom semi-detached house - a true gem in every aspect. As you step inside, a welcoming hallway sets the tone for the delightful features within. The dual-aspect lounge with a bay window to the front and the kitchen diner, complete with integrated appliances and French doors to the courtyard garden, create inviting spaces for relaxation and entertaining.

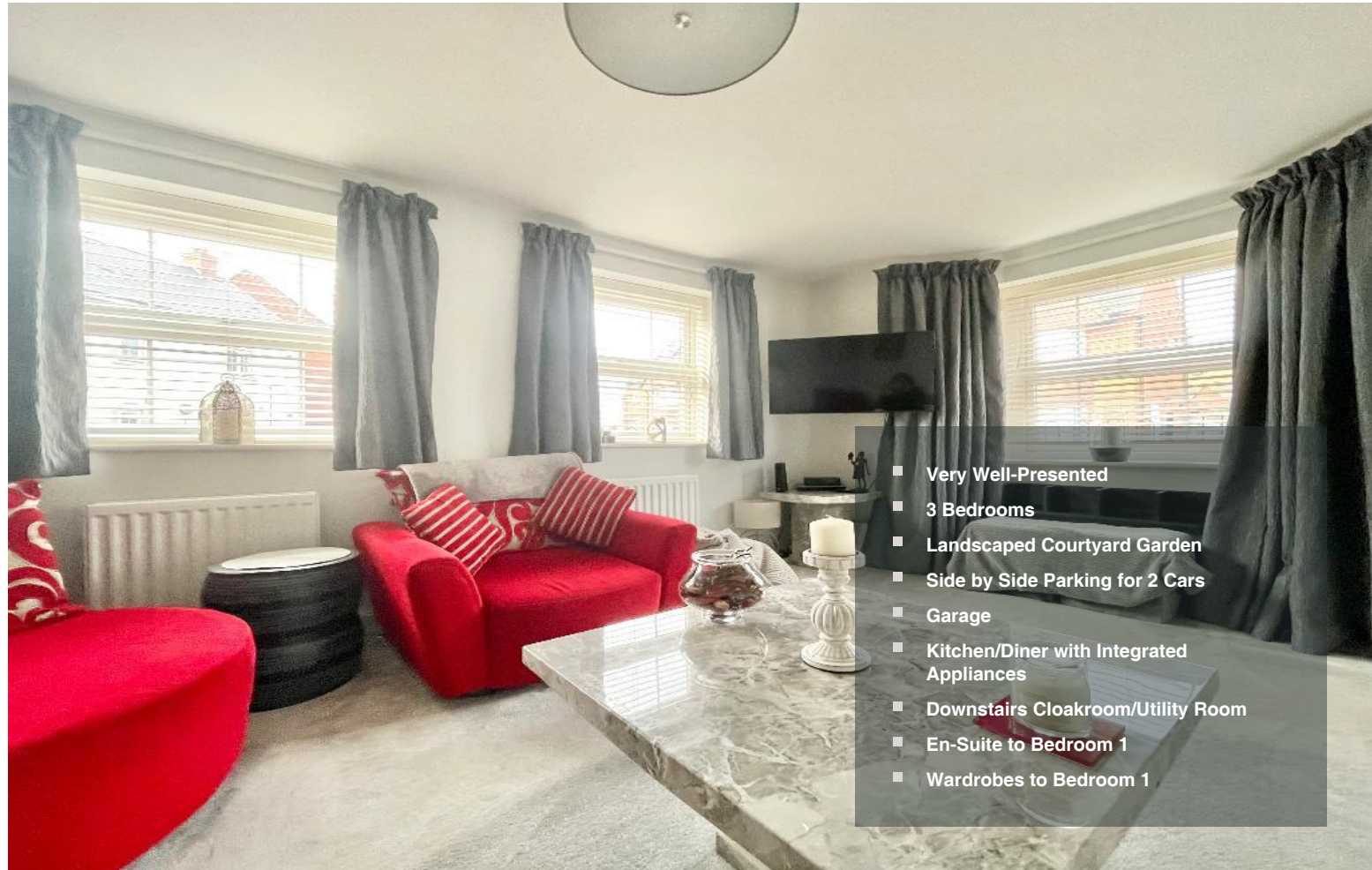
Convenience is key, with a utility room/downstairs loo seamlessly tucked off the hallway. Upstairs, discover three generously sized bedrooms, one boasting built-in wardrobes and an en-suite, along with a family bathroom.

The professionally landscaped courtyard garden provides a charming backdrop for al-fresco dining, offering a perfect blend of beauty and tranquility. Gated access leads to the driveway at the front, where side-by-side parking for two cars awaits, alongside a single garage with power and light.

Situated in the vicinity of the renowned Stratford upon Avon, this home not only radiates charm but also ensures easy access to transport links, making everyday living a pleasure. Don't miss the chance to call this lovely property your home.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual estate management charge of approximately £144.80. All information should be checked by your solicitor prior to exchange of



- Very Well-Presented
- 3 Bedrooms
- Landscaped Courtyard Garden
- Side by Side Parking for 2 Cars
- Garage
- Kitchen/Diner with Integrated Appliances
- Downstairs Cloakroom/Utility Room
- En-Suite to Bedroom 1
- Wardrobes to Bedroom 1

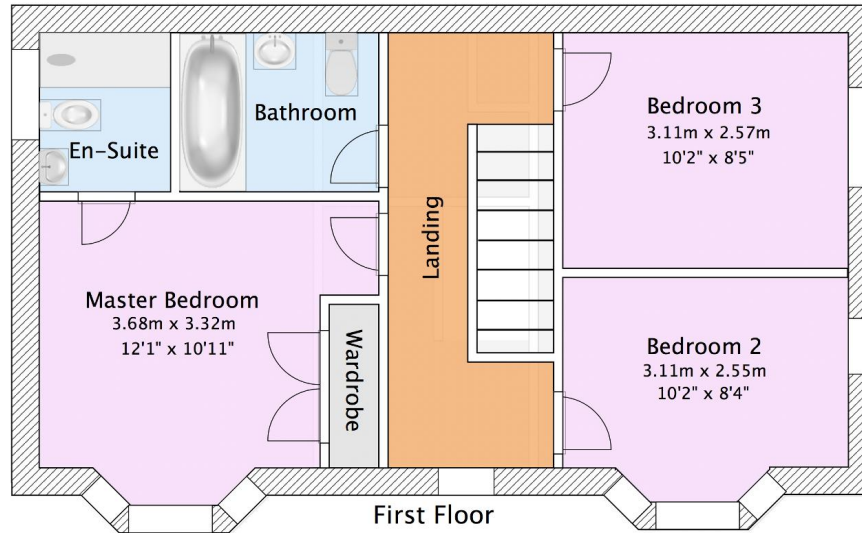
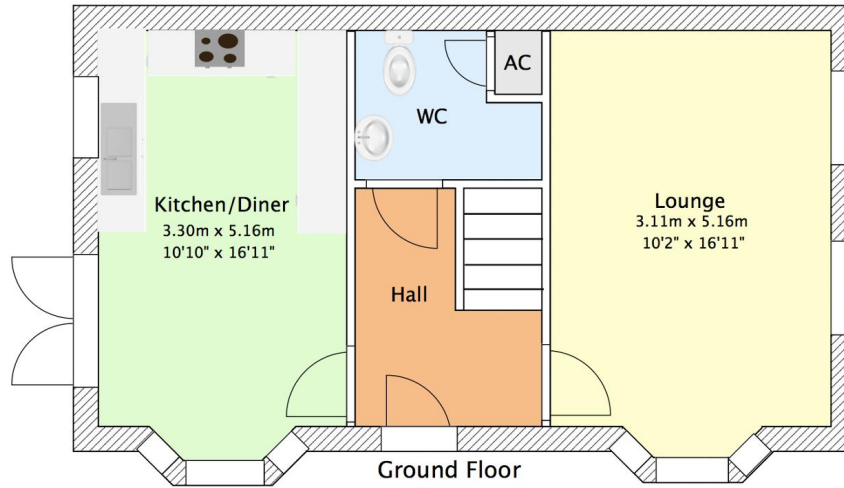
contracts. Council Tax Band E with Stratford on Avon District Council



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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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