



Kennedys



4 Bed Detached | Wetherby Way, Stratford upon Avon | £650,000

## Description

We are delighted to offer this impressive four-bedroom detached property, ideally situated on a highly sought-after road within walking distance of Stratford-upon-Avon town centre and the scenic Greenway. **NO ONWARD CHAIN.**

This beautifully positioned home boasts the best of both worlds: close proximity to the vibrant shops, restaurants, and cultural delights of Stratford-upon-Avon, yet offering a peaceful haven with access to the picturesque Greenway.

Upon entering, you are greeted by a welcoming hallway featuring a convenient downstairs cloakroom. The spacious lounge with feature fireplace, provides a cozy ambiance for gatherings with family and friends. A snug/study, with doors leading to the rear garden, offers a tranquil retreat for work or relaxation.

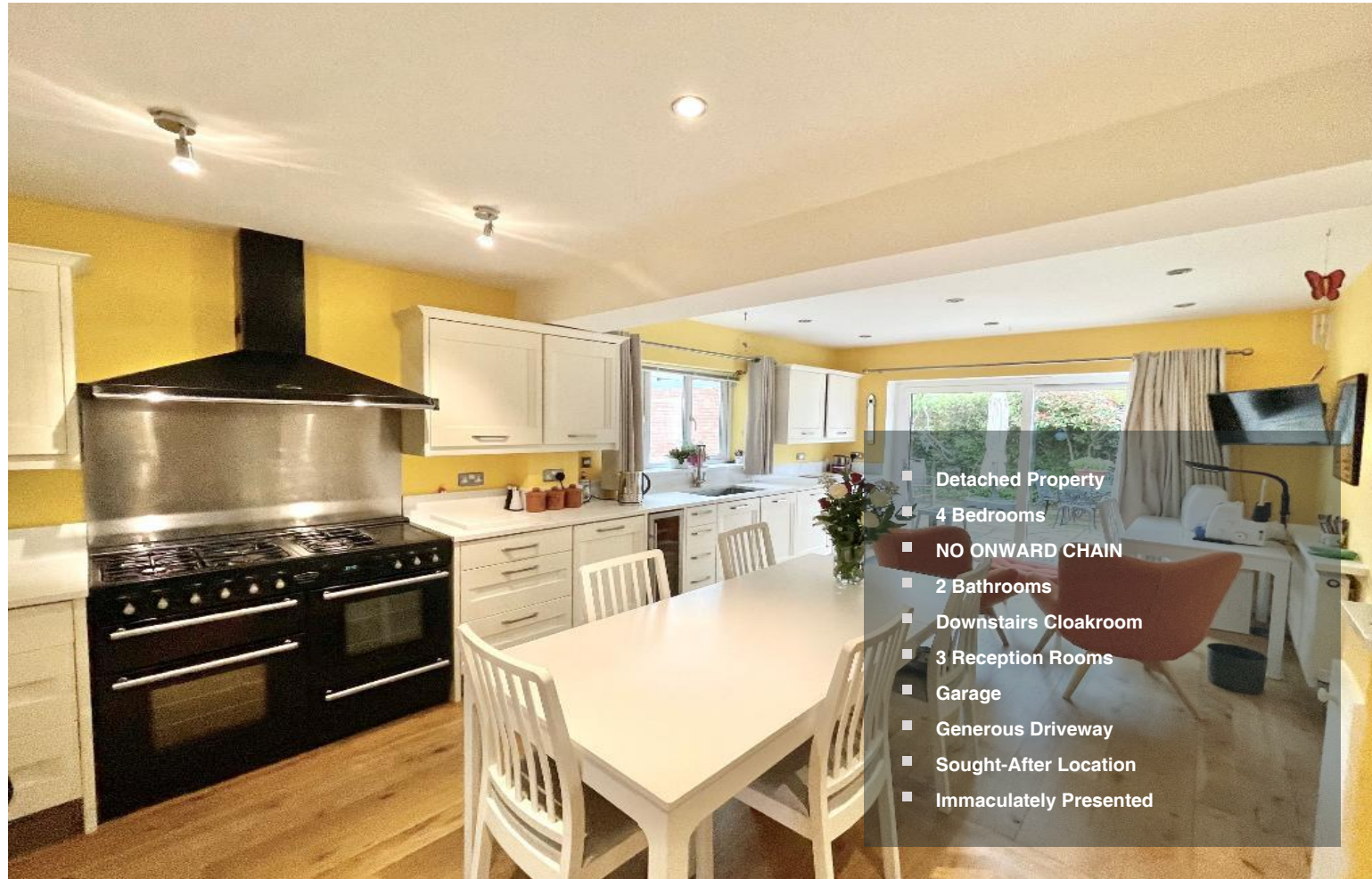
The superb kitchen/diner is a focal point of the home, featuring integrated appliances and elegant white quartz worktops, with additional access to the rear garden.

Completing the ground floor is a utility room and a fabulous and unique garden room, also with doors opening onto the rear garden.

The generously sized primary bedroom boasts built-in wardrobes and a modern en-suite shower room for ultimate convenience.

Bedroom two enjoys a pleasant dual aspect, ensuring ample natural light.

Bedrooms three and four offer versatile space for family bedrooms, guest rooms, or a home office. A well-appointed family bathroom completes the



- Detached Property
- 4 Bedrooms
- **NO ONWARD CHAIN**
- 2 Bathrooms
- Downstairs Cloakroom
- 3 Reception Rooms
- Garage
- Generous Driveway
- Sought-After Location
- Immaculately Presented

upstairs accommodation.

The westerly facing rear garden is a haven of mature planting and established seating areas, ideal for relaxing or al fresco dining. An under-cover patio area allows you to enjoy the fresh air, whatever the weather.

Off-street parking for three cars is provided on the driveway, along with a single garage for additional storage or secure parking.

#### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.

Council Tax Band E with Stratford on Avon District Council

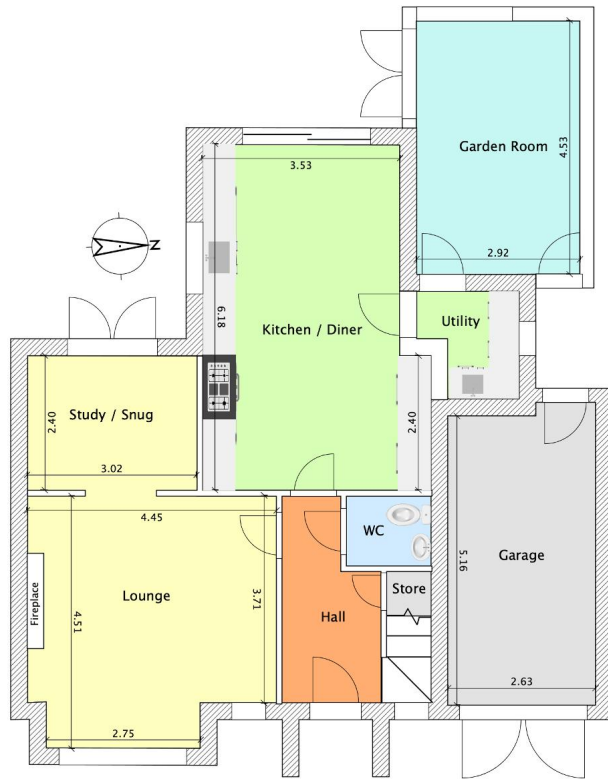


**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

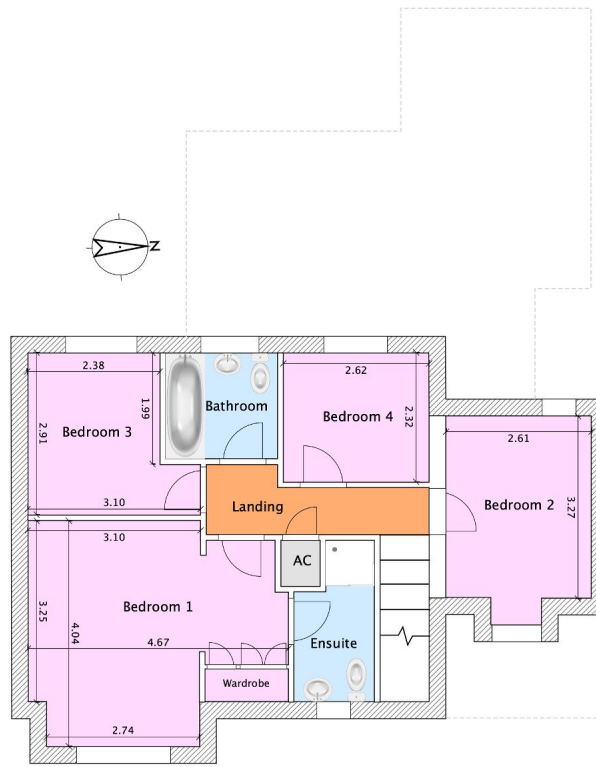








Indicative floor plans for illustration purposes only  
approximate Gross Internal Floor Area 1,429 ft<sup>2</sup> (excl Garage)  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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