



Description

A fantastic two-bedroom house in the pretty village of Lower Quinton. Perfect for first-time buyers, young professionals, and growing families, this home offers a blend of modern living and village charm.

Enter through the welcoming hallway into the spacious open-plan lounge and dining area, perfect for relaxation and entertaining. The modern kitchen is well-equipped with plenty of counter space, making meal preparation a joy. The central hall provides easy access to all ground floor rooms and includes a useful storage area/den. A convenient ground floor WC is located off the hallway.

Upstairs, you will find two large double bedrooms, both featuring built-in wardrobes. The family bathroom is modern and stylish, featuring a bathtub with a shower. The landing area connects all the first-floor rooms and provides additional storage space.

Outside the west-facing rear garden is laid to lawn with a pleasant patio area. Gated access leads to the parking area where you will find parking for 2 cars.

Lower Quinton is a delightful village in the heart of the English countryside, offering a tranquil lifestyle while being within easy reach of Stratford-upon-Avon and other neighboring towns. The village has a strong sense of community and provides an idyllic setting for those seeking a peaceful yet connected way of life. The village boasts a variety of local amenities, including a primary school, a village



- 2 Double Bedrooms
- Built-in Wardrobes
- Downstairs Cloakroom
- Village Location
- Parking for 2 Cars
- Perfect for First-Time Buyers

shop, a post office, and a traditional pub.

Additional Information

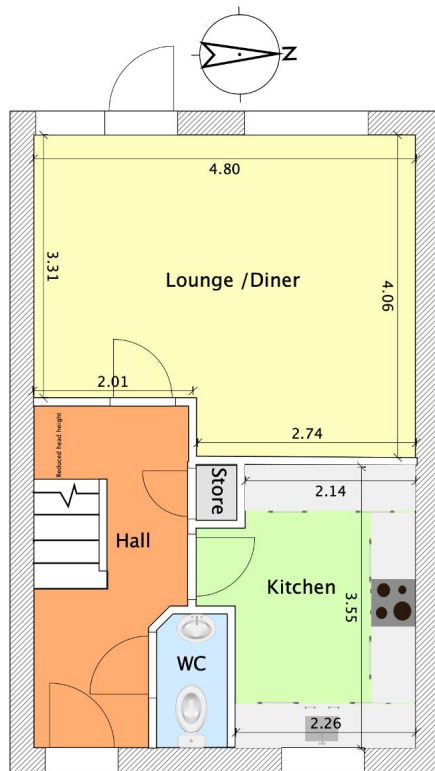
We are informed by the vendor that the property is freehold and benefits from mains electricity and mains drainage. Heating is by electric central heating. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band B with Stratford on Avon District Council



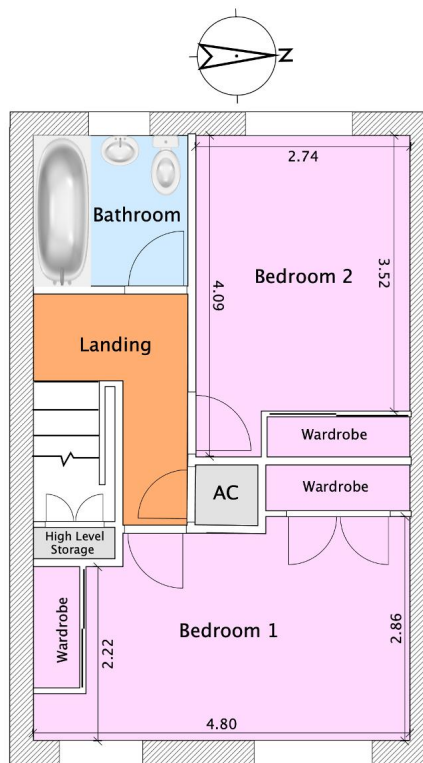
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

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