

4 Bedroom 3 Storey Townhouse for Sale - £350,000
Worths Way, Stratford upon Avon, CV37 0RR



KEY FEATURES

- Immaculately Presented • 3/4 Bedrooms • 3 Bathrooms • Garage • Parking • Built-in Wardrobes • Plentiful Storage • Modern Layout • Cul-de-Sac Location • Over 1300 Sqft

Description

Welcome to your new home in the vibrant heart of Stratford-upon-Avon. This fabulous 3-storey townhouse offers an abundance of space and flexibility, perfect for families, professionals, and anyone who loves stylish, modern living.

On the ground floor, you'll find a versatile Bedroom 4 / Study, ideal for a home office or cosy guest room. Bedroom 2, a spacious and inviting retreat has built in wardrobes and features a cleverly designed en-suite shower room with dual access from both the bedroom and the hallway, offering convenience and privacy. The conservatory floods with natural light, making it the perfect spot to unwind while overlooking your beautifully landscaped, low-maintenance rear garden. The ground floor also includes a practical utility room and copious storage.

The first floor is designed for both entertaining and relaxation. You can whip up culinary delights in the well-equipped kitchen / diner, perfect for family meals or entertaining friends. The separate lounge offers a generous, comfortable space for relaxation and gatherings, ensuring every family member has their own space to enjoy. A Juliet balcony to the front allows a cool breeze on those warm summer evenings.

The second floor serves as your private sanctuary. The master bedroom boasts a luxurious en-suite and a built-in wardrobe, creating the perfect retreat. An additional bedroom on this floor has built in wardrobes and is served by a stylish family bathroom, providing private space for everyone.

Additional highlights include a garage and a dedicated parking space at the rear, accessed through a garden gate, ensuring hassle-free living. The beautifully landscaped rear garden is a picturesque, low-maintenance haven, perfect for outdoor relaxation and entertaining. This property is perfectly situated for easy access to transport routes, offering excellent connectivity to local amenities, schools, and the bustling town centre.

Floor Plan at a Glance:

Ground Floor (GF): Bedroom 4 / Study, Ensuite (accessible from Bedroom 2 and hallway), Bedroom 2, Conservatory, Utility, Storage

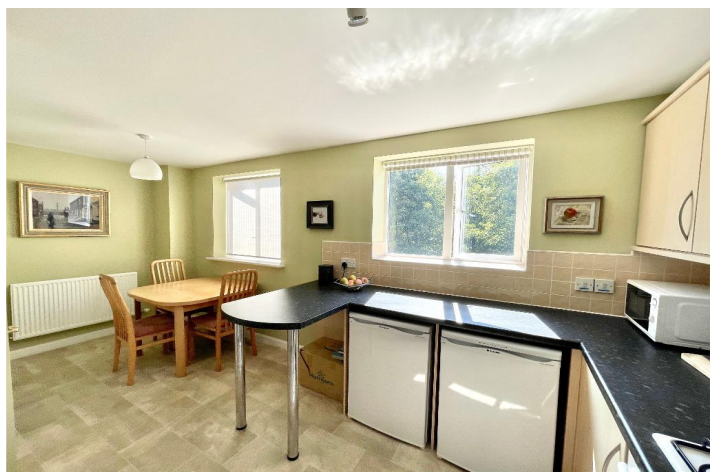
First Floor (FF): Kitchen / Diner, Separate Lounge.

Second Floor (SF): Master Bedroom with Ensuite, Bedroom 3, Family Bathroom.

This exceptional townhouse in Stratford-upon-Avon combines modern living spaces with a prime location, making it the perfect place to call home. Schedule a viewing today and step into a life of comfort and convenience.

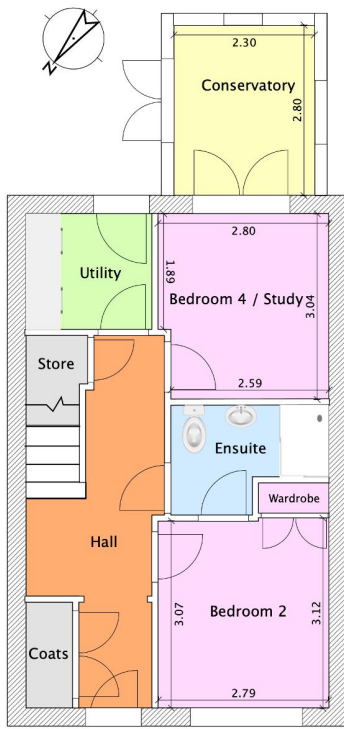
Additional Information

We are informed by the vendor that the house is freehold and the garage is leasehold with a £40 per year ground rent. We are advised that there is an annual estate maintenance charge of £690. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.

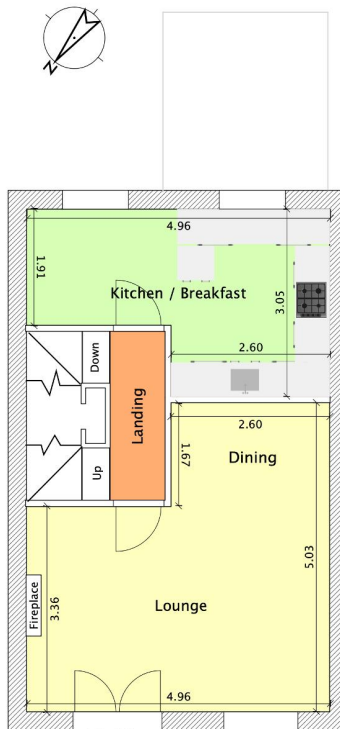




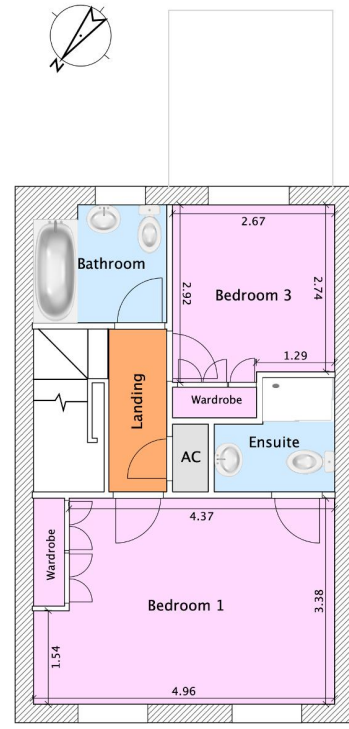




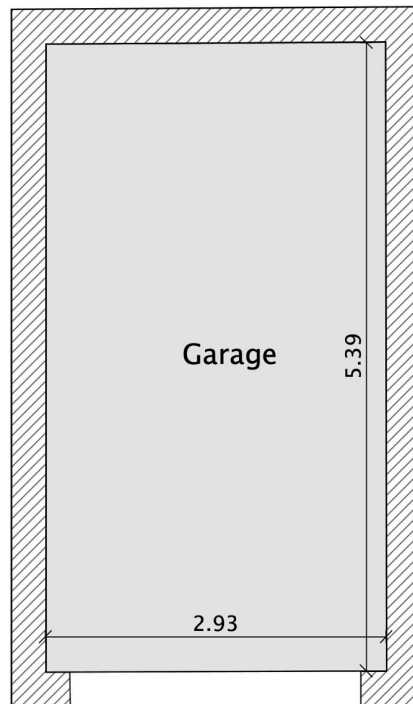
Approximate Gross Internal Floor Area 1,312 ft²
Indicative floor plans for illustration purposes only
GROUND FLOOR



Indicative floor plans for illustration purposes only
FIRST FLOOR



Indicative floor plans for illustration purposes only
SECOND FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		