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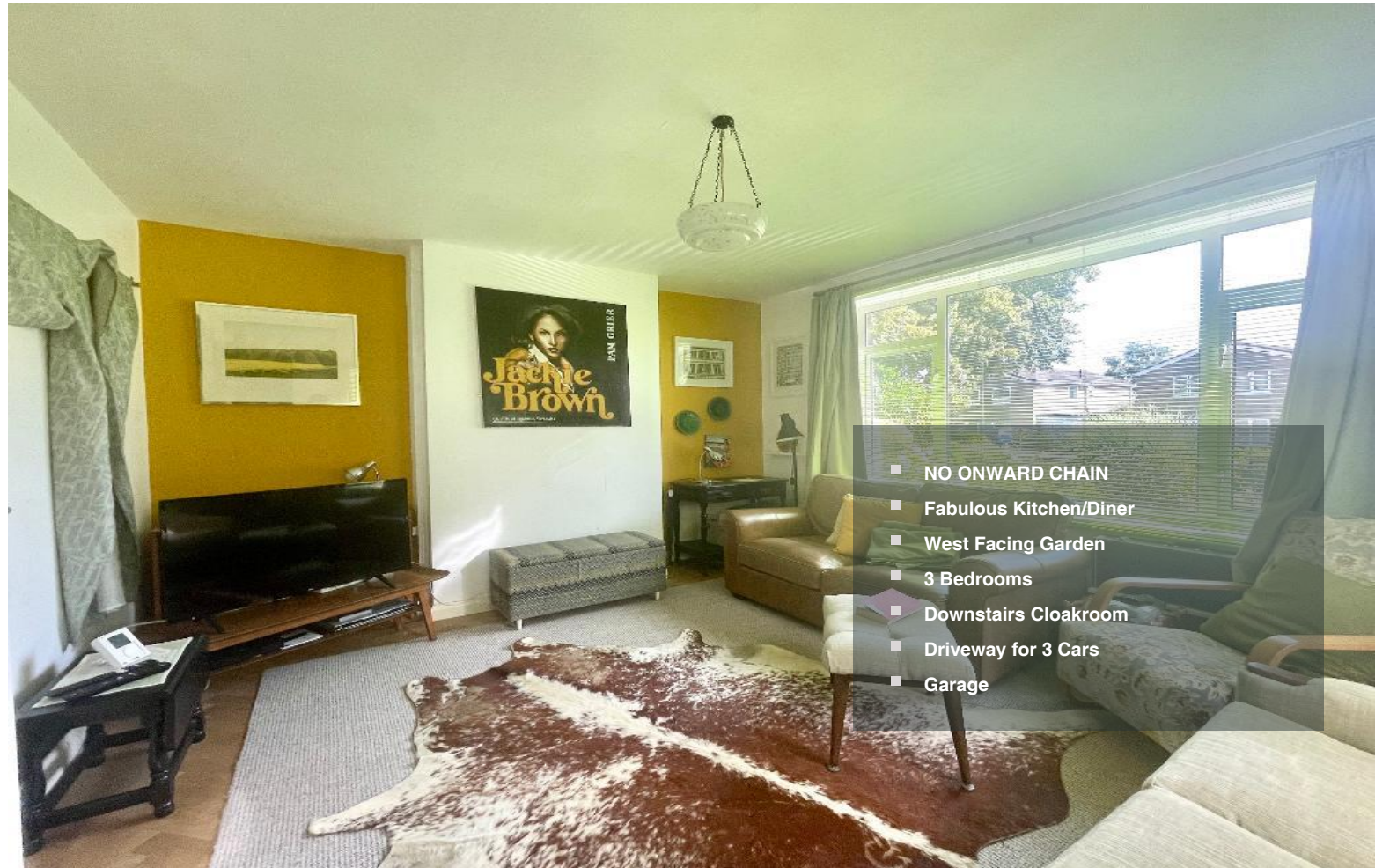
Description

This delightful semi-detached property offers a wonderful blend of comfort and practicality, perfectly suited for a range of lifestyles. Situated on a sought-after road, the home is well-presented and benefits from a west-facing mature garden, an insulated garden office, and a garage.

Upon entering the property, you are greeted by a welcoming hallway that leads to the bright and airy lounge at the front of the house, offering a comfortable space to relax. The heart of the home is undoubtedly the expansive kitchen/diner, which enjoys direct access to the garden, making it ideal for both daily living and entertaining. The ground floor also benefits from a convenient WC and useful storage space, adding to the overall practicality of the home.

Upstairs, the property features three well-proportioned bedrooms. The main bedroom is a generously sized double with built-in wardrobe. The second is another good double and the third, overlooking the garden, is a generous single room. The family bathroom is modern and well-equipped, featuring a bath with overhead shower, ensuring all your needs are met.

The west-facing garden is mature and private, enjoying plenty of afternoon and evening sun, making it a perfect spot for outdoor dining or simply relaxing. At the bottom of the garden, you'll find a well-insulated garden office, ideal for those who work from home or need a quiet space for creative projects. Additionally, there is a spacious garage, perfect for storage or secure parking.



- NO ONWARD CHAIN
- Fabulous Kitchen/Diner
- West Facing Garden
- 3 Bedrooms
- Downstairs Cloakroom
- Driveway for 3 Cars
- Garage

At the front of the property, the driveway provides ample parking for up to three cars, ensuring convenience for both residents and visitors.

This property comes with the added benefit of no onward chain, allowing for a smooth and straightforward purchase process.

Located in the historic and vibrant town of Stratford-upon-Avon, this home offers easy access to a wealth of cultural and recreational amenities. Famous for its connection to William Shakespeare, the town boasts excellent shopping, dining, and entertainment options, along with beautiful riverside walks and parks. With good transport links to nearby cities and towns, Stratford-upon-Avon remains a highly desirable place to live.

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



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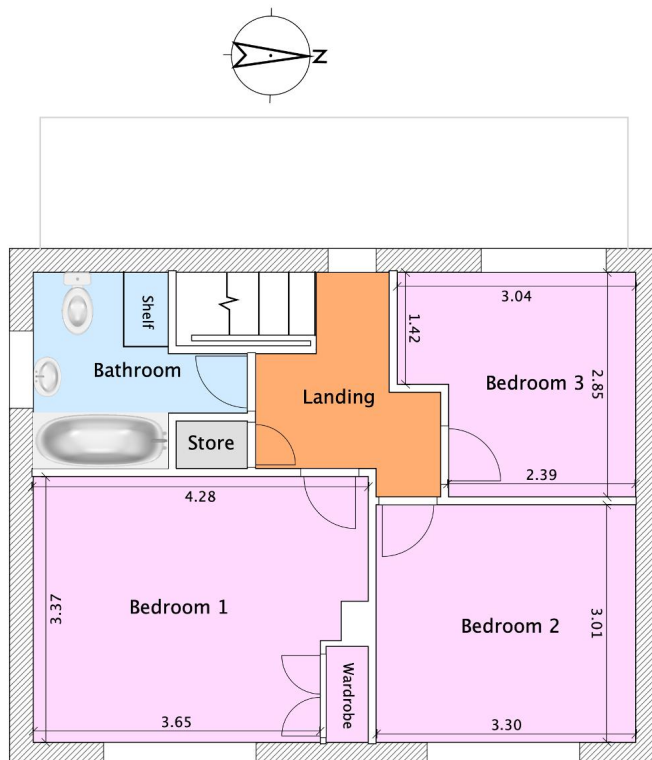
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Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 1,108 ft² (excluding garage)

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR

