



Kennedys



3 Bed Semi-Detached | Austen Road, Trinity Mead, Stratford upon Avon | Offers Over £400,000

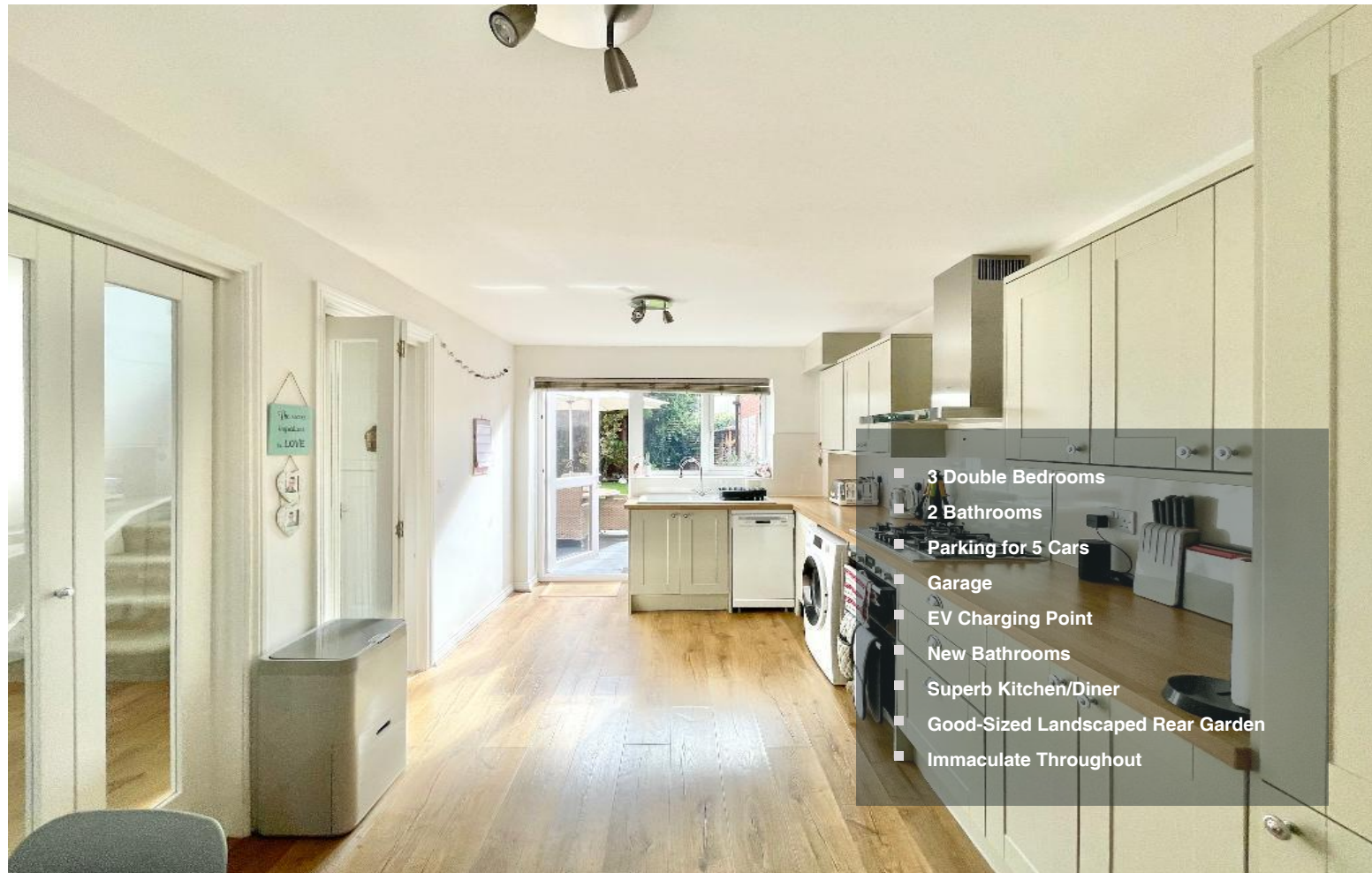
Description

This immaculate 3-bedroom home in the historic town of Stratford-upon-Avon exemplifies modern living, offering a seamless blend of comfort and style. Perfectly presented and available with no onward chain, this property is move-in ready, designed for those who appreciate both elegance and practicality.

The welcoming hallway sets the stage for the rest of the home, leading you to a bright and spacious lounge on the left. This inviting room is perfect for both relaxation and entertaining, featuring doors that open directly onto the beautifully landscaped rear garden - ideal for indoor-outdoor living. To the right of the hallway, the modern kitchen/diner provides a stylish and functional space for family meals and gatherings, with convenient access to the garden, making it perfect for al fresco dining. The ground floor also includes a handy downstairs loo, adding to the home's practical layout.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom features a sleek en-suite bathroom, creating a private retreat. The two additional bedrooms are well-sized and share a contemporary family shower room, ensuring comfort for all.

Outside, the property boasts a large driveway with space for up to five cars, a garage with an EV charging point, and a well maintained rear garden. The garden is a true highlight, featuring an attractive patio, lush lawn, and a large pergola - perfect for relaxing or entertaining in style.



- 3 Double Bedrooms
- 2 Bathrooms
- Parking for 5 Cars
- Garage
- EV Charging Point
- New Bathrooms
- Superb Kitchen/Diner
- Good-Sized Landscaped Rear Garden
- Immaculate Throughout

Located within the catchment area for the highly regarded Bridgetown Primary School, this home is ideal for families. Set in the historic town of Stratford-upon-Avon, renowned for its Shakespearean heritage, you'll enjoy a vibrant cultural scene along with excellent local amenities and convenient transport links.

Additional Information

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



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 925 ft²
GROUND FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT US

☎ 01789417936

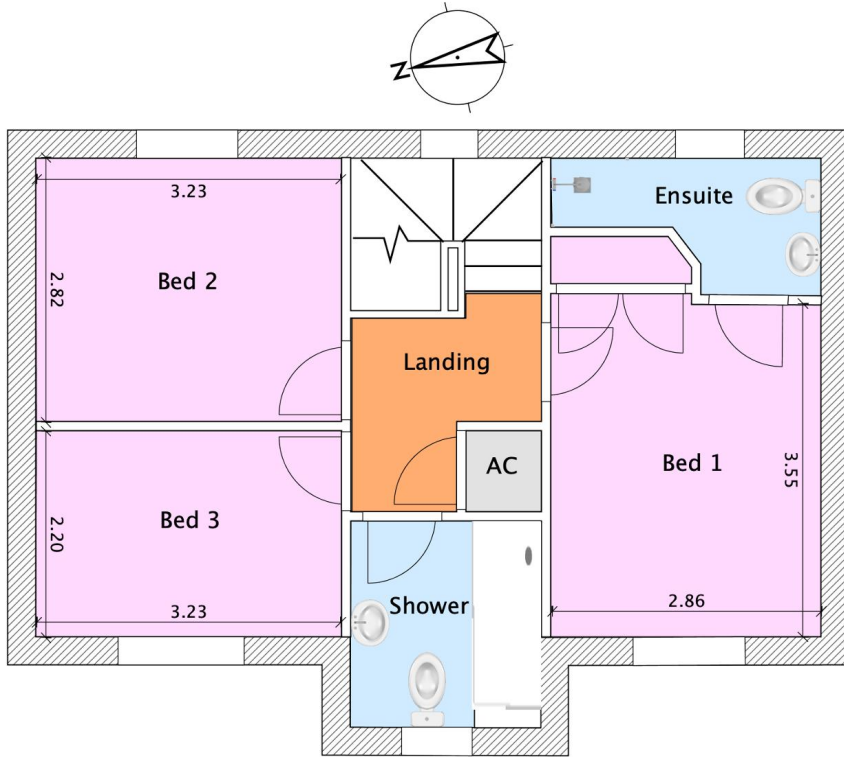
📞 01789417936

✉ hello@kennedys-stratford.co.uk

🌐 www.kennedys-stratford.co.uk

📘 /kennedysestateagentstratford





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FIRST FLOOR