

**3 Bedroom Semi-Detached for Sale - £315,000**  
Brookside Road, Stratford upon Avon, CV37 9PH



## KEY FEATURES

- NO ONWARD CHAIN • 3 Bedrooms • Garage • Driveway • Conservatory • Nice Rear Garden



## Description

This welcoming three-bedroom semi-detached house offers an excellent opportunity for young families. With a spacious garage, generous rear garden, and no onward chain, it combines comfort and convenience.

Upon entering, a hallway leads to a good-sized lounge featuring a gas fire and a large window overlooking the front of the property. The lounge flows seamlessly into a kitchen/diner, equipped with ample cupboard storage and plenty of space for family meals. From here, step into the conservatory, a perfect spot for enjoying the garden views year-round. A door from the kitchen provides direct access to the larger-than-average garage, complete with power, lighting, and a handy downstairs loo.

Upstairs, there are two comfortable double bedroom - one at the front and one at the rear, along with a third single bedroom, ideal for a child's room or a home office. The bathroom is currently fitted with a walk-in bath, and there is a separate toilet for added practicality.

The rear garden is laid to lawn, with attractive planting, a small shed, and a greenhouse - perfect for those who enjoy gardening or outdoor activities. There's also driveway parking for two cars at the front.

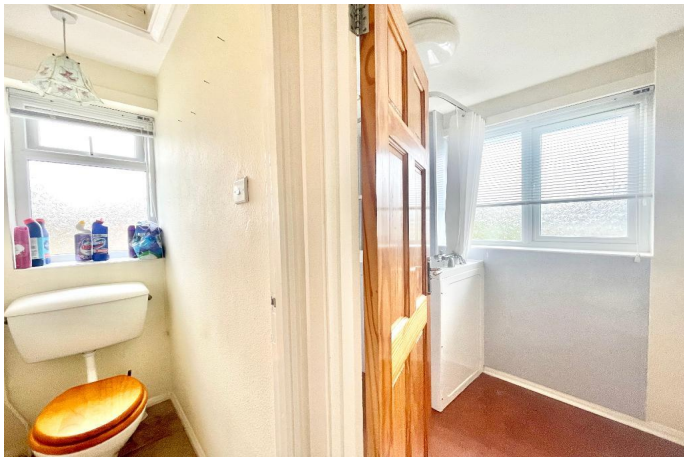
The property is conveniently located close to local amenities, with well-regarded primary and secondary schools nearby. Local shops and parks are just a short stroll away, making it easy to access daily essentials and recreational spaces.

Stratford-upon-Avon is renowned as the birthplace of William Shakespeare. With its historic charm, vibrant cultural scene, and a wide range of shops, restaurants, and leisure facilities, it offers something for everyone, making this home an excellent choice for those seeking a family home in one of the Midlands' most famous towns.

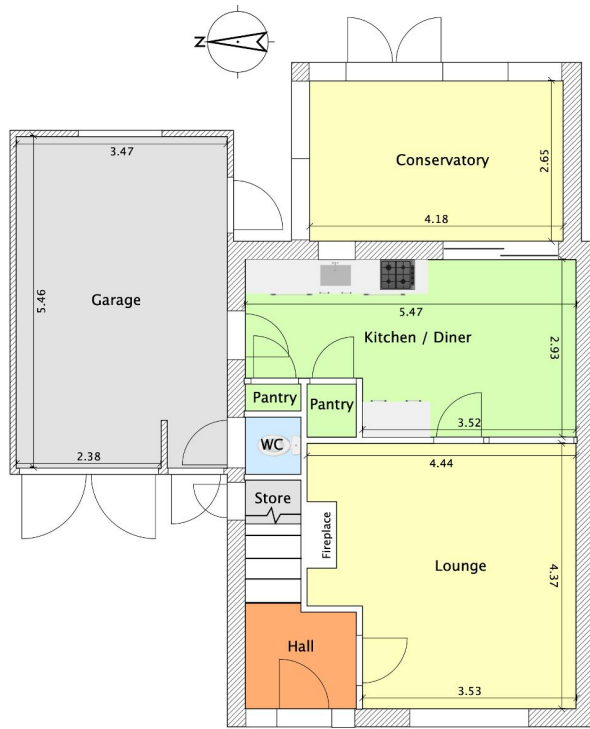
### Additional Information

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 C with Stratford on Avon District Council.



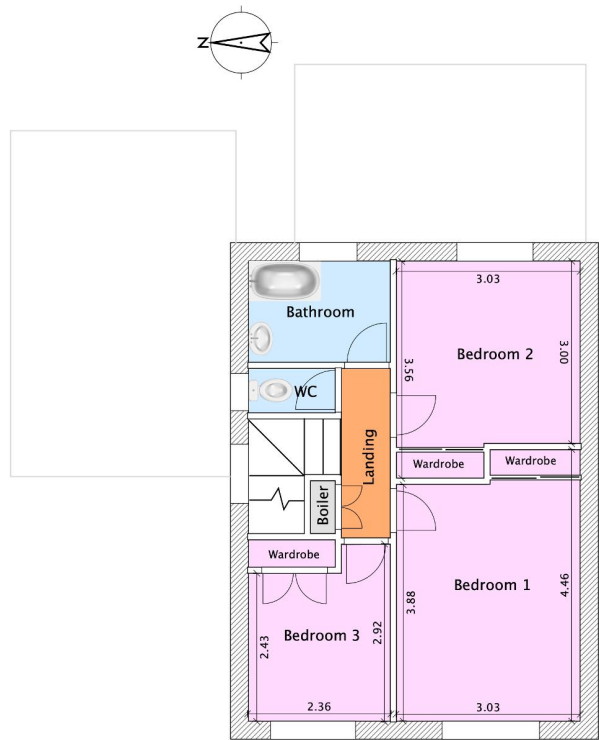






Approximate Gross Internal Floor Area 990 ft2 (excl Garage)  
Indicative floor plans for illustration purposes only

**GROUND FLOOR**



Indicative floor plans for illustration purposes only

**FIRST FLOOR**