



4 Bed Detached | Chaff Cutter Grove, Stratford Upon Avon | Offers Over £400,000

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For more info

Description

Introducing this well-presented, modern 4-bedroom detached home, built in 2022 and offered with no onward chain. The property provides a well-thought-out layout ideal for contemporary living. Upon entering, a welcoming hallway leads to a spacious sitting room, perfect for relaxation. The hallway also provides access to a convenient downstairs WC.

At the rear of the home, the bright kitchen/dining room offers ample space for cooking and entertaining, with patio doors leading to the rear garden. Adjoining the kitchen is a useful utility room, providing extra storage and functionality.

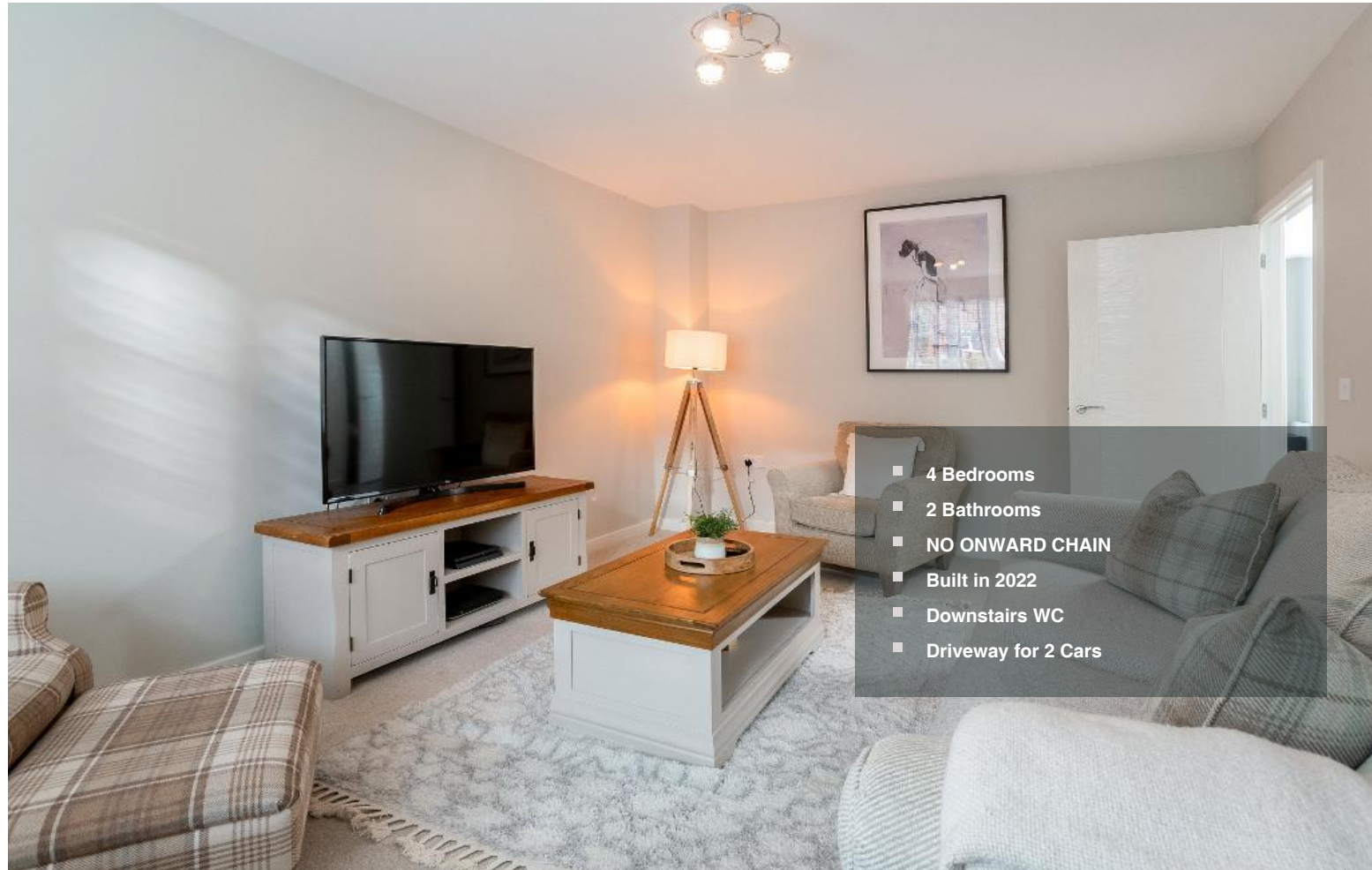
Upstairs, the property features four bedrooms, offering versatility for family living, guests, or a home office. The principal bedroom benefits from an en-suite shower room, while the additional three bedrooms are well-served by a modern family bathroom.

Outside, the property includes driveway parking for two cars and a private rear garden, ideal for outdoor enjoyment and low maintenance.

Situated in the historic market town of Stratford-upon-Avon, this home enjoys proximity to a vibrant community, excellent amenities, and the charm of Shakespeare's birthplace.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there will be annual service charge of approximately £200. Council Tax Band E with



Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

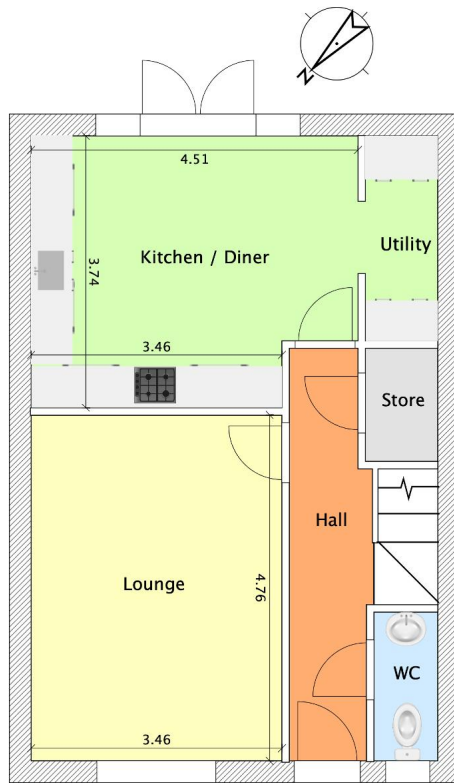


Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



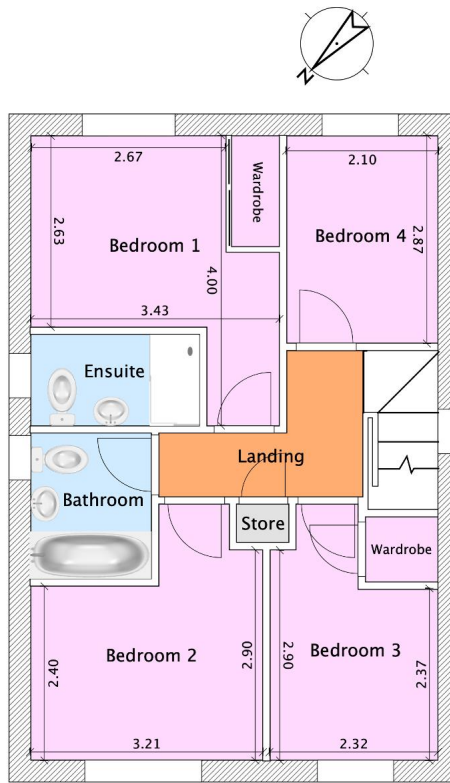






Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1,025 ft² / 95.2 m²

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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