



# Kennedys

**3 Bedroom Semi-Detached for Sale - £375,000**  
Verney Drive, Stratford upon Avon, Warwickshire, CV37 0DX



## KEY FEATURES

- Refurbished Throughout
- Immaculately Presented
- Downstairs Cloakroom
- Kitchen/Diner
- Lounge
- Playroom/Snug
- 3 Bedrooms
- Luxury Bathroom
- Solar Panels with Battery Storage
- Driveway with EV Charging Point

## Description

Set in a highly sought-after location just a stone's throw from the Welcombe Hills Country Park, this beautifully refurbished three-bedroom semi-detached home combines immaculate presentation with thoughtful design and impressive energy efficiency.

The front door opens into a welcoming hallway with oak flooring. To the left is a playroom/snug, a bright and flexible space with bi-fold doors opening onto the rear garden, making it ideal for family life, home working or relaxed entertaining with a downstairs cloakroom adding to the practicality. To the right of the hallway, the lounge enjoys a pleasant front aspect and is centred around a corner wood-burning stove, creating a warm and inviting atmosphere.

To the rear of the house is the kitchen/diner, which has been carefully designed for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of integrated appliances, while the dining area offers plenty of space for a table and has direct access to the garden. Stepping outside, you'll find a patio area with pergola, ideal for outdoor dining, along with a second patio area accessed from the kitchen side, which also links back to the playroom - perfect for summer living and entertaining.

To the first floor are three well-arranged bedrooms, comprising two doubles and a single, all served by a stylish and luxurious family bathroom.

Externally, the property benefits from driveway parking with EV charging point and access to a useful garage store. The driveway is due to be completed with a resin finish once outside temperatures improve. The rear garden is laid mainly to lawn, complemented by the patio areas and pergola, offering an attractive and comfortable outdoor space.

The home is also notably energy efficient, featuring solar panels with battery storage, LED lighting, and other thoughtful upgrades that enhance both comfort and running costs.

### Additional Information

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





