



31 Coopers Close, Stratford-Upon-Avon

Offers Over **£200,000**



31 Coopers Close

Stratford-Upon-Avon, Stratford-Upon-Avon

Charming detached coach house with garage, utility area, two double bedrooms, stylish kitchen, parking, communal gardens, and great location near Stratford Parkway and town centre. Ready to move in.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

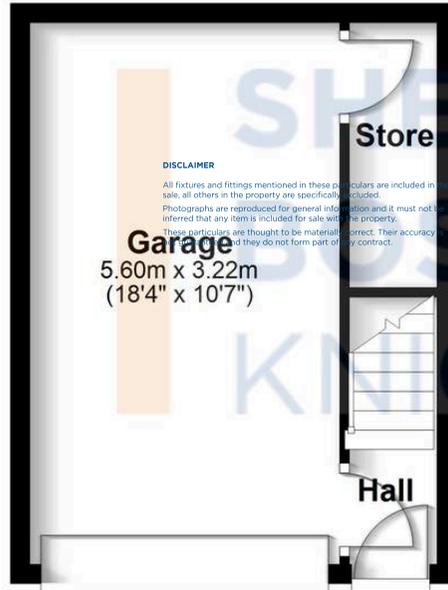
EPC Environmental Impact Rating:

- Detached coach house set behind an attractive arched entrance
- Surrounded by well-maintained communal gardens
- Larger-than-average integral garage with useful utility area
- Excellent potential for home office, additional living space or extensive storage
- Allocated parking space included
- Bright and modern interior with an abundance of natural light
- Stylish kitchen with a range of integrated appliances
- Two generous double bedrooms
- Less than half a mile to Stratford Parkway railway station and convenient access to the A46
- Within easy reach of Stratford-upon-Avon town centre, Maybird Shopping Park and the picturesque Welcombe Hills

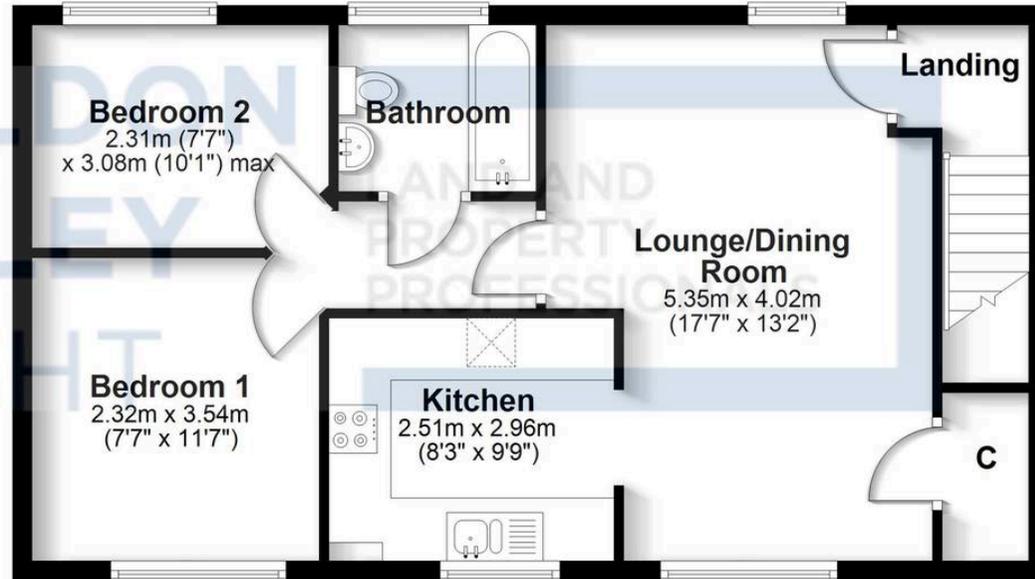




Ground Floor
Approx. 23.7 sq. metres (255.0 sq. feet)



First Floor
Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.