

## 3 Bedroom Semi-Detached for Sale - £350,000

Knights Lane, Tiddington, Stratford upon Avon, Warwickshire, CV37 7BS



### KEY FEATURES

- 3 Bedrooms • Generous Driveway + EV Charging Point • Great Scope for Re-Modelling • 2 Reception Rooms • Close to Alveston Primary School • New Boiler in 2025

## Description

This three-bedroom semi-detached home presents an exciting opportunity to take on a property with genuine potential. Ready for someone with vision to update and shape it to their own tastes, it offers generous space and scope for improvement.

The ground floor provides a spacious layout, with a welcoming hallway leading to the main reception room, a separate dining room, and a kitchen overlooking the garden. A particular feature of the property is the substantial utility room, which incorporates a downstairs WC and an adjoining storage area. This space offers excellent potential to be incorporated into the main house, creating an impressive open-plan kitchen/family room (subject to any necessary consents).

Upstairs, there are two double bedrooms and a comfortable single bedroom, along with a shower room and a separate WC. The existing layout works well as it stands, yet there is clear opportunity to reconfigure or extend over time, should you wish (subject to planning).

Outside, the rear garden is well-established, with mature planting providing a pleasant backdrop. A greenhouse, summer house and shed add useful extras, while the generous driveway to the front allows parking for several vehicles, along with an EV charging point.

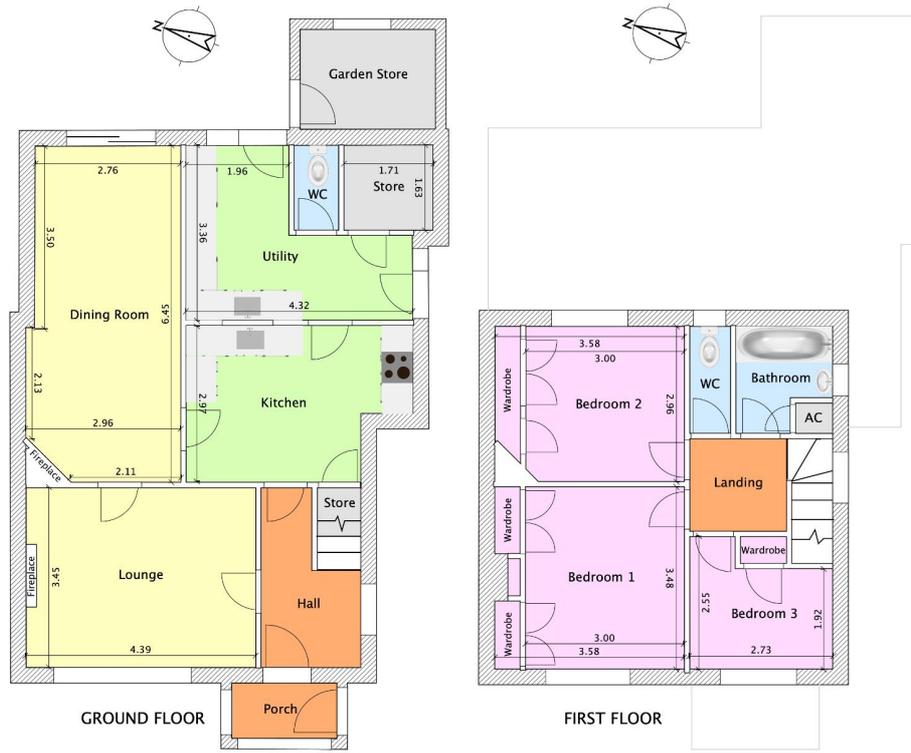
The property is conveniently positioned within walking distance of Alveston Primary School, and the village of Tiddington offers everyday amenities including a shop, popular pub and local eateries. The cultural and riverside attractions of Stratford-upon-Avon are just a short distance away, offering an excellent range of shopping, dining and leisure facilities.

### Additional Information

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		