



**Connells**

Birdbrook Road  
Swindon



## Property Description

Situated in the highly desirable area of Upper Stratton, this three-bedroom link-detached property offers fantastic potential for buyers looking to modernise and create a wonderful family home.

The property features a spacious layout, including a bright conservatory, a practical utility area, and a garage, providing excellent storage and versatility. The driveway offers convenient off-road parking.

Inside, the home benefits from two generous double bedrooms, alongside a third bedroom ideal for a child's room, office, or guest space. While the property would benefit from some modernisation, it provides a superb blank canvas for personalisation.

Positioned in a sought-after residential location, the home enjoys close proximity to local amenities, schools, and excellent transport links, including easy access to the A 419, making commuting simple and efficient.

A great opportunity in a fantastic location—perfect for families, first-time buyers, and anyone looking to add value.

## Ground Floor Accommodation

### Entrance Hall

Double Glazed Window. Radiator.

### Lounge

12' 8" x 12' 8" ( 3.86m x 3.86m )

Bay Window. Fire Place. Radiator.

## Kitchen/Diner

18' 11" x 11' 9" ( 5.77m x 3.58m )

Fitted Oven, Extractor, Dish-Washer. Double Basin Sink. Mixer Tap. Single door to Garden. Door to Conservatory.

## Utility Room

8' 3" x 7' 3" ( 2.51m x 2.21m )

Plumbing for Washing Machine.

## Conservatory

9' 4" x 8' 3" ( 2.84m x 2.51m )

Double Door to Garden.

## First Floor Accommodation

### First Floor Landing

Loft Hatch.

### Bedroom One

12' 5" narrowing to 7' 9" x 11' ( 3.78m narrowing to 2.36m x 3.35m )

Three Double Wardrobes. Bay Window. Radiator Under Window.

### En-Suite

Walk in Shower.

### Bedroom Two

14' 9" narrowing to 12' 9" x 8' 7" ( 4.50m narrowing to 3.89m x 2.62m )

Window to Rear. Radiator.

### Bedroom Three

9' 2" x 8' 3" ( 2.79m x 2.51m )

Window to Front. Radiator.

### Bathroom

Bath with Shower Over. Window to Rear.  
Heated Towel Rail.

### External Features

#### Front Garden

Side Access. Grass and Gravel.

#### Rear Garden

Large rear Garden. Fenced Boundaries. Laid  
to Lawn and Paving.

#### Parking

Driveway Parking

#### Garage

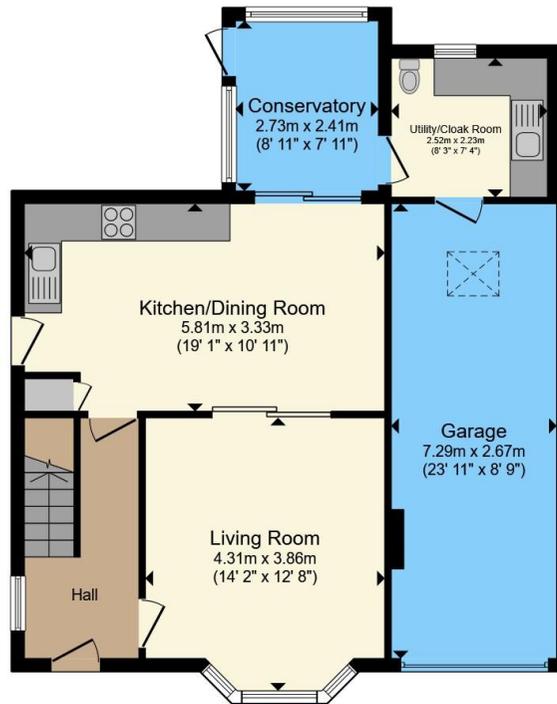
23' 10" x 8' 10" ( 7.26m x 2.69m )

Double Glazed Skylight. Power and Lighting.

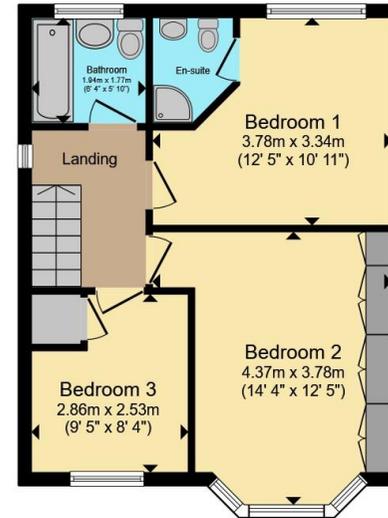








**Ground Floor**



**First Floor**

Total floor area 119.9 m<sup>2</sup> (1,291 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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