

Headland Road, Welford on Avon

Stratford-upon-Avon, CV37 8EX

Jeremy McGinn &Co

Available at
Offers Over £665,000

3 2 2 E

Situated along a popular residential road in the highly desirable village of Welford-on-Avon, this detached bungalow presents a wonderful opportunity to acquire a much-loved family home, occupying a particularly generous plot with extensive gardens and excellent potential for further improvement.

Having been cherished by the same owners for decades, the property has clearly been a happy and well-cared-for home over the years. Whilst some modernisation would now be beneficial, the accommodation is well-presented and perfectly habitable as it stands, offering an exciting opportunity for purchasers to make their mark and update the property gradually, at their own pace.

Set well back from the road behind an extensive driveway, which provides ample off-road parking, the property is approached via an entrance hallway. To the right are two well-proportioned bedrooms and a family bathroom, whilst to the left is a versatile third bedroom, equally suited for use as a formal dining room or additional reception space.

Stretching across the rear of the original bungalow is a spacious living room, offering a comfortable setting in which to relax and entertain. A later addition to the property is the generous kitchen/breakfast room, which provides a lovely, sociable space for everyday family life, with plenty of room for dining. From here, there is convenient internal access to the double garage, along with direct access out to the rear garden.

To the first floor is a surprisingly spacious loft room, offering flexibility for a variety of uses, together with a separate shower room. There is also access to a substantial additional loft area, providing excellent storage and intriguing potential for further conversion, subject to the necessary consents.



















Tax Band: E

Council: Stratford District Council

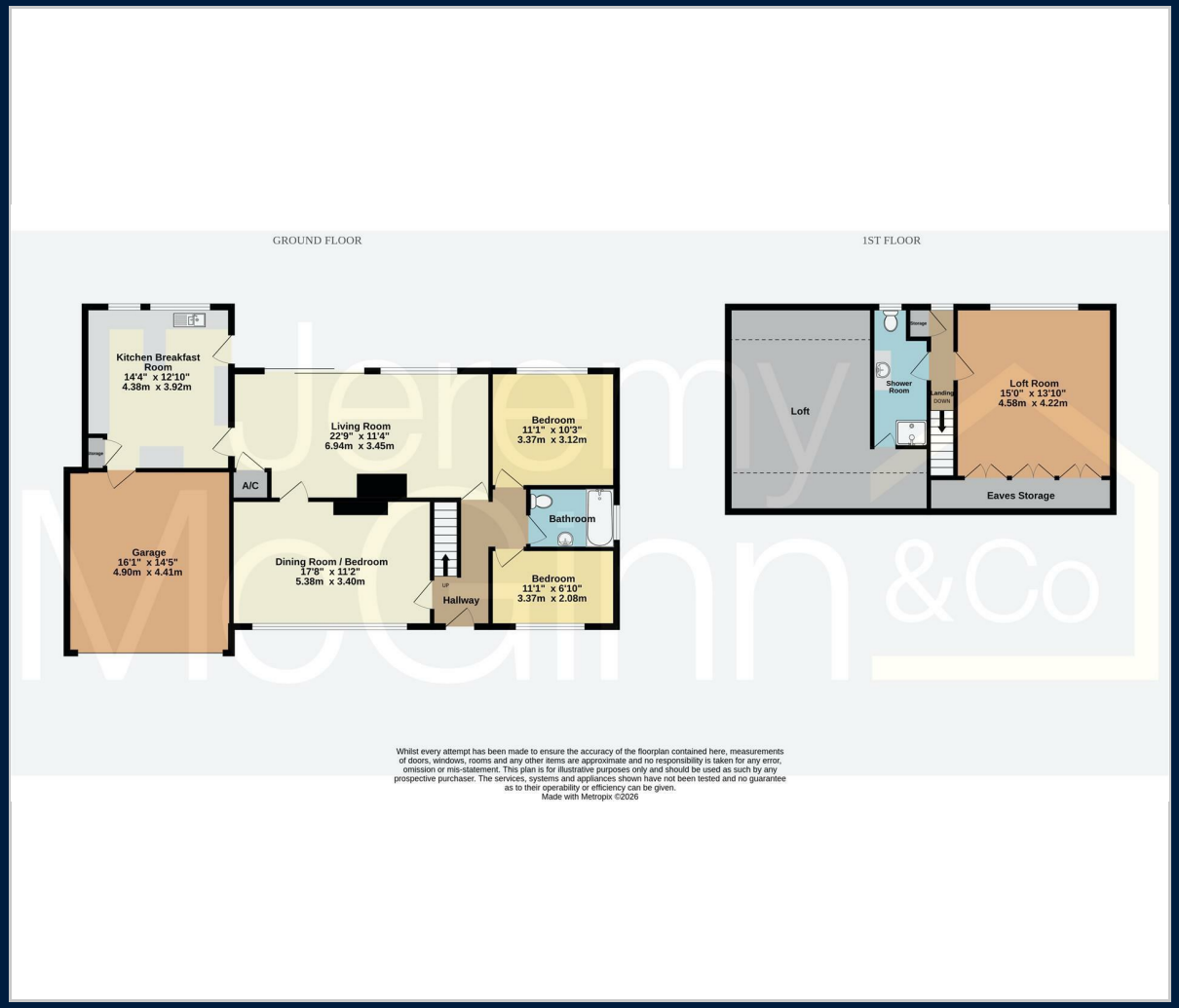
Tenure: Freehold

Outside is where this property really comes into its own. Occupying a wonderfully generous plot, the extensive gardens are undoubtedly one of its standout features. Predominantly laid to lawn and complemented by established planting, mature shrubs and well-stocked borders, they provide a delightful outdoor setting with plenty of space for gardening, entertaining or simply enjoying the surroundings. A timber garden shed provides useful additional storage, whilst the sheer size of the plot offers exciting possibilities for those looking to create their ideal outdoor space.

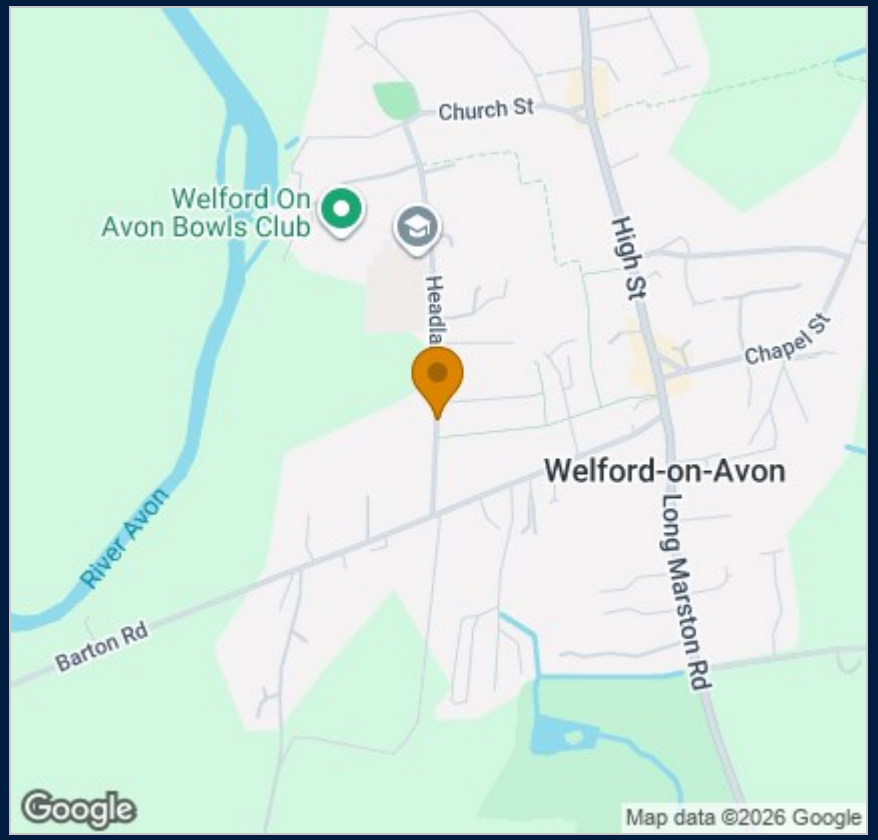
Further benefits include oil-fired central heating, a double garage and extensive driveway parking.

Offering a rare combination of generous accommodation, extensive gardens and considerable potential, this is a fantastic opportunity to purchase a detached home in one of the area's most sought-after villages. Whether looking to modernise gradually, reconfigure the existing accommodation or explore the possibilities for further development, subject to the relevant permissions, this charming bungalow offers the perfect starting point for creating a wonderful home for years to come.

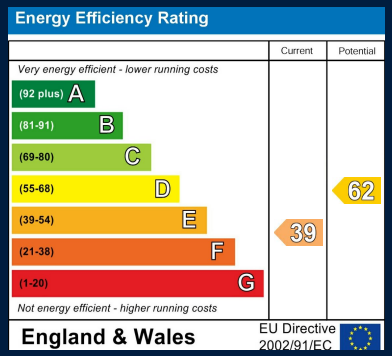
Floor Plan



Map



Energy Performance



Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com

Jeremy McGinn & Co

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.