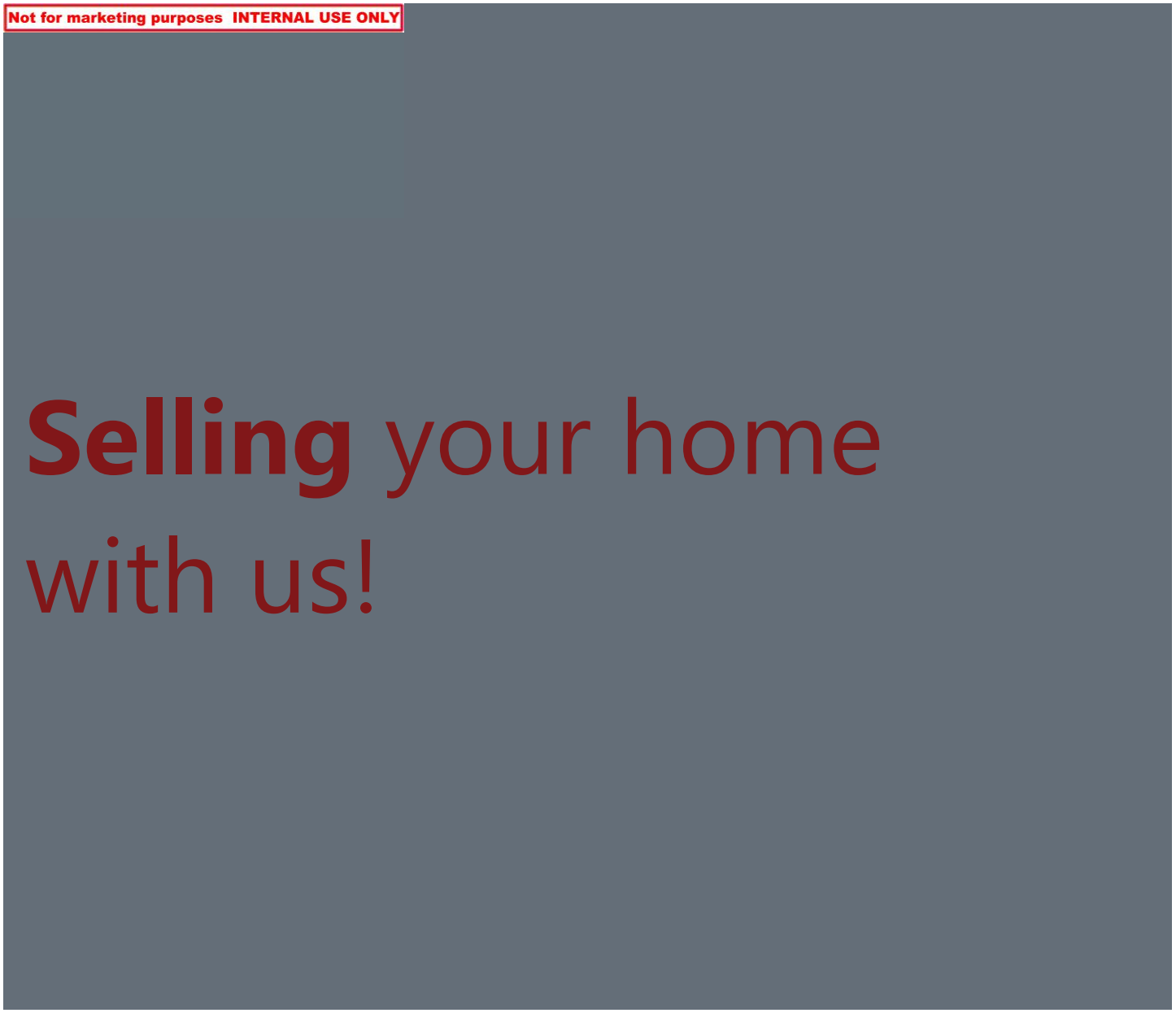
Property details **approval form**

62 Welfrod Park, Barton Road, Welford On Avon, Stratford-Upon-Avon, Warwickshire, England, CV37 8EY
Date: 17 November 2026 **Property Ref and Version:** STR109106 - 0001

Not for marketing purposes INTERNAL USE ONLY



Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£175,000

Tenure:

Key Features

- Energy Rating: Exempt
- Sought- AFTER LOCATION WELFORD ON AVON
- BEAUTIFUL WRAP AROUND GARDEN
- OFF ROAD PARKING
- PEACEFUL VILLAGE SETTING
- TWO BEDROOM
- NEW BOILER
- NEW DECKING

Short Description

A well-presented two-bedroom park home situated in the desirable village of Welford-on-Avon, offering comfortable and low-maintenance living

Long Description

A beautifully presented two-bedroom residentual park home, ideally located within the sought-after village of Welford-on-Avon. This attractive property offers well-maintained and comfortable accommodation, perfectly suited for relaxed, low-maintenance living.

Externally, the home is complemented by a generous wrap-around garden, thoughtfully landscaped with a combination of lawn, gravel and decorative planting, creating a private and inviting outdoor space. A raised decked terrace provides an ideal seating and entertaining area, while the surrounding greenery enhances the sense of tranquillity.

Set within a well-kept development, the property also benefits from off-road parking and enjoys a peaceful position, all while being conveniently close to local amenities and the nearby town of Stratford-upon-Avon.

A charming home in a desirable location, ideal for those seeking a peaceful village lifestyle.

Directions

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Agents Note

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○ Room Description

Kitchen
A stylish and well-appointed kitchen, fitted with a contemporary range of gloss base and wall units providing ample storage. Complemented by modern work surfaces and matching upstands, the space also features an inset sink positioned beneath a window, allowing for plenty of natural light.
Integrated appliances include an electric oven with gas hob and extractor over, while under-cabinet lighting adds both practicality and ambience. Finished with attractive flooring and tiled splashbacks, the kitchen offers a clean, modern feel. A glazed door provides convenient external access, completing this bright and functional space ideal for everyday living. There is also an integrated washing machine and dishwasher.

Lounge
A spacious and beautifully presented lounge, offering a bright and comfortable living environment ideal for both relaxing and entertaining. The room is well-proportioned, with ample space for a variety of seating arrangements, and is enhanced by large windows and glazed doors that flood the space with natural light while providing direct access to the raised decked seating area.
An attractive feature fireplace creates a focal point, complemented by tasteful décor and a neutral colour scheme throughout. An archway leads through to a separate dining area, adding to the sense of flow and versatility, making this an inviting and sociable main reception room.

Dinning Room
A bright and well-proportioned dining room, providing an ideal setting for both everyday meals and formal entertaining. The space comfortably accommodates a dining table and chairs, while a large window allows for plenty of natural light, creating a pleasant and inviting atmosphere.
Tastefully decorated in neutral tones, the room benefits from an open archway leading through to the lounge, enhancing the sense of space and flow. This versatile area offers the perfect balance of functionality and style within the home.

En-Suite
A well-proportioned and tastefully presented principal bedroom, offering a calm and comfortable retreat. The room benefits from a large window allowing for plenty of natural light, while built-in wardrobes provide practical storage without compromising on space. Decorated in neutral tones, the bedroom offers ample room for furnishings and enjoys a bright and airy feel. The accommodation is further enhanced by a private en-suite shower room, providing convenient and modern facilities, creating a well-appointed and desirable bedroom suite.

En-Suite
A neatly presented and well-appointed en-suite shower room, fitted with a fully enclosed shower cubicle, low-level WC and a pedestal wash hand basin. The space is finished in neutral tones, creating a bright and clean feel, while a window provides natural light and ventilation.
Additional storage is available via built-in shelving units, offering practical space for toiletries and essentials. A functional and private facility, complementing the principal bedroom.

Master Bedroom
A well-proportioned and tastefully presented principal bedroom, offering a calm and comfortable retreat. The room benefits from a large window allowing for plenty of natural light, while built-in wardrobes provide practical storage without compromising on space. Decorated in neutral tones, the bedroom offers ample room for furnishings and enjoys a bright and airy feel. The accommodation is further enhanced by a private en-suite shower room, providing convenient and modern facilities, creating a well-appointed and desirable bedroom suite.

Bedroom Two
A well-presented and comfortable second bedroom, decorated in a modern and neutral style. The room benefits from a large window allowing for plenty of natural light, creating a bright and inviting atmosphere.
Fitted wardrobes span one wall, providing excellent storage solutions while maximising floor space. The room offers ample space for bedroom furnishings and is finished with tasteful décor, making it an ideal guest bedroom, double room or flexible living space.

Bathroom
A modern and well-presented family bathroom, fitted with a panelled bath, low-level WC and a contemporary wash hand basin set within a vanity unit. The room is stylishly finished with tiled walls around the bath area and complementary wall coverings, creating a clean and cohesive look.
A window allows for natural light and ventilation, enhancing the bright and airy feel, while the overall layout offers a practical and

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Room Description

comfortable space, ideal for everyday family use.

Bathroom
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A window allows for natural light and ventilation, enhancing the bright and airy feel, while the overall layout offers a practical and comfortable space, ideal for everyday family use.

Garden
A beautifully maintained wrap-around garden, thoughtfully designed for low-maintenance living while offering a variety of seating and relaxation areas. The garden is predominantly laid to decorative gravel, complemented by paving stones that create defined pathways and seating spaces.
Mature shrubs, potted plants and established borders add colour and interest throughout, while timber fencing with attractive lattice tops provides both privacy and a pleasant outlook. A choice of seating areas allows for outdoor dining or quiet enjoyment throughout the day, making this a charming and versatile outdoor space well-suited to a peaceful lifestyle. The property further benefits from an attractive raised decking area, offering an inviting space for outdoor seating and enjoying the surroundings, seamlessly complementing both the parking area and the overall exterior setting.

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Mature shrubs, potted plants and established borders add colour and interest throughout, while timber fencing with attractive lattice tops provides both privacy and a pleasant outlook. A choice of seating areas allows for outdoor dining or quiet enjoyment throughout the day, making this a charming and versatile outdoor space well-suited to a peaceful lifestyle. The property further benefits from an attractive raised decking area, offering an inviting space for outdoor seating and enjoying the surroundings, seamlessly complementing both the parking area and the overall exterior setting.

Parking
A generous and well-maintained driveway providing off-road parking for multiple vehicles, neatly set to the front of the property. The area is finished with a combination of block paving and tarmac, creating a practical and attractive approach. Bordered by decorative planting and established shrubs, the parking area enhances the property's kerb appeal while offering convenient and accessible parking.

Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Property Images







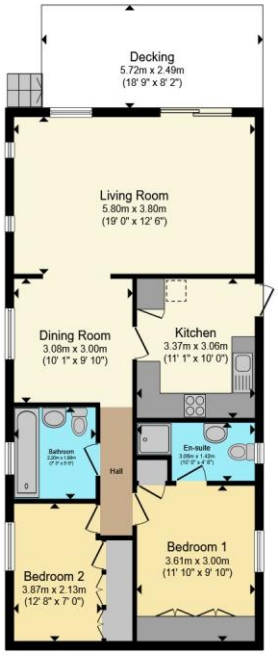


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Floor Plan



Total floor area 78.9 m² (849 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

Connells

Approval

	Signature	Date
Nathan Di Carlo		
Mrs S.L. Lemon		

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