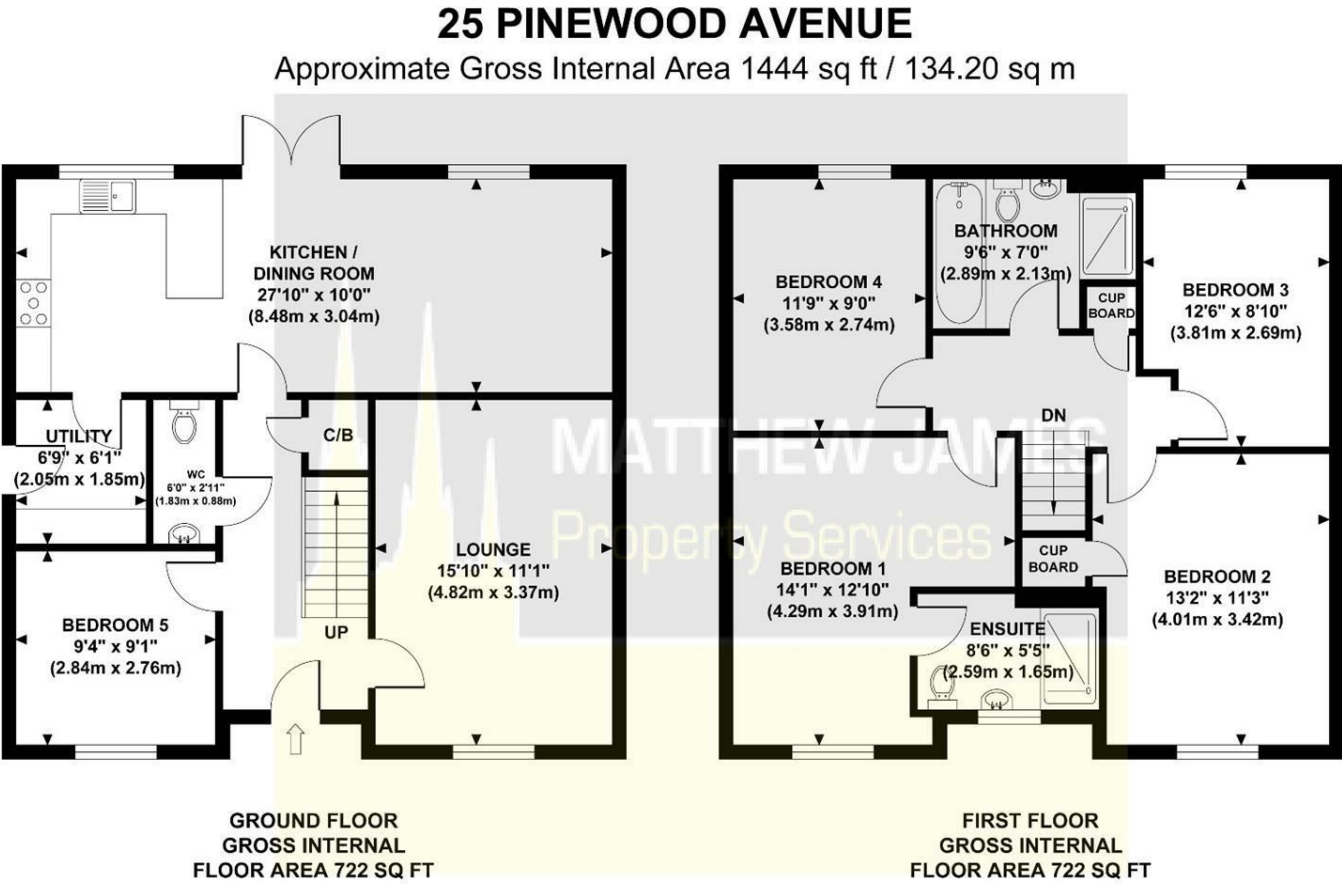




Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



25 Pinewood Avenue
, Warwick CV34 8AB

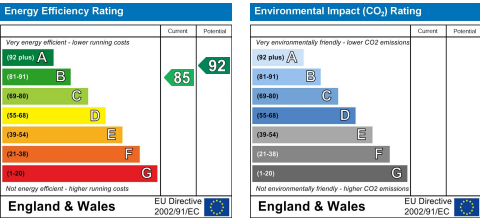
FOUR BEDROOMS... MASTER EN-SUITE... TWO RECEPTIONS ROOMS... FULL WIDTH KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... STILL UNDER NHBC WARRANTY... PRIVATE REAR GARDEN... OFF ROAD PARKING & A GARAGE... EXECUTIVE HOME. Located on Pinewood Avenue in Warwick, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master en-suite, this property is ideal for families seeking both space and convenience.

The ground floor features a welcoming open plan lounge and dining room, perfect for entertaining guests or enjoying family meals. Additionally, a convenient ground floor WC adds to the practicality of the layout. The two reception rooms provide flexibility, allowing you to create a cosy study or a playroom for the children.

The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. Off-road parking and a garage offer ample space for vehicles and storage, making this home both functional and accessible.

£540,000

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.



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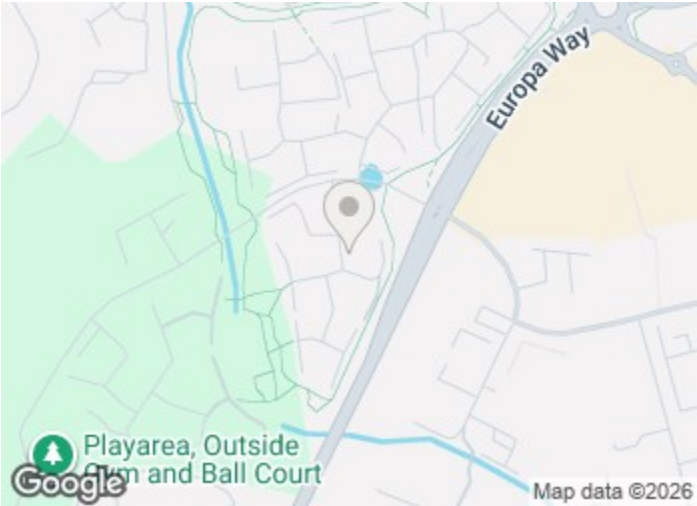
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- * FOUR BEDROOMS *
 - * GROUND FLOOR WC *
 - * SOUGHT AFTER LOCATION *
- * MASTER EN-SUITE *
 - * OFF ROAD PARKING AND GARAGE *
 - * CLOSE TO ALL AMENITIES *
- * FULL WIDTH KITCHEN DINING ROOM *
 - * PRIVATE REAR GARDEN *
 - * DETACHED PROPERTY *

Front Garden	Master Bedroom
Entrance Hallway	14'1 x 12'10 (4.29m x 3.91m)
Lounge	Master En-Suite
15'10 x 11'1 (4.83m x 3.38m)	8'6 5'5 (2.59m 1.65m)
Dining Room / Study	Bedroom Two
9'4 x 9'1 (2.84m x 2.77m)	13'2 x 11'3 (4.01m x 3.43m)
Ground Floor WC	Bedroom Three
6'0 x 2'11 (1.83m x 0.89m)	12'6 8'10 (3.81m 2.69m)
Open Plan Kitchen Dining Room	Bedroom Four
27'10 x 10' (8.48m x 3.05m)	11'9 x 9' (3.58m x 2.74m)
Utility Room	Family Bathroom
6'9 x 6'1 (2.06m x 1.85m)	9'6 x 7' (2.90m x 2.13m)
First Floor Landing	Rear Garden
	Off Road Parking & Garage



Directions

