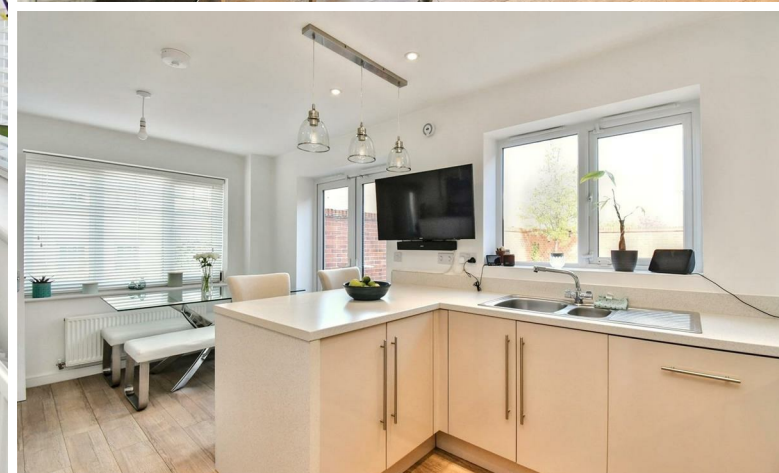






A well presented and maintained four double bedroom detached three storey property, situated on this popular and convenient location, with en-suite to master bedroom, tandem drive and oversized single garage and attractive rear garden.

Briefly Comprising;

Entrance hallway, ground floor cloakroom, sitting room with bay window, dining/kitchen with double doors to garden and integrated appliances, semi open plan utility room. First floor landing, master bedroom with fitted wardrobes and en-suite shower room, family bathroom, further double bedroom. Second floor landing, with two good sized double bedrooms. Enclosed landscaped attractive patioed and lawned rear

garden. Tandem tarmac double length driveway with electric car charging point and large single garage.

This detached property on Battersby Close offers four double bedrooms spread over the top two floors of the property, offering generous bedroom combination and flexible potential office spaces. On the ground floor is a pleasant open plan kitchen/dining room with double doors to the landscaped garden, well lit with two other windows and integrated appliances. A lovely sitting room, again with lots of natural light due to three windows. The main bedroom benefits from en-suite shower room which has been attractively fitted and fitted wardrobes. The garden has been landscaped with two patio terrace areas and the remainder

of the garden is lawned.

The property is conveniently sited just South of Leamington and Warwick on this recent development with its own shops and facilities, primary school and new secondary school. In recent times it has proved to be very popular.

The Property

Is approached via a short flight of steps leading up to double glazed obscure entrance door to...

Entrance Hallway

With double glazed windows to front and side, radiator, wood look laminate flooring, staircase to first floor landing. Door to...





Ground Floor WC

Fitted with a white low level WC, concealed cistern, pedestal wash hand basin, radiator, continuation of laminate flooring, extractor, splashback tiling.

Living Room

17'6" x 10'10" into bay (5.33m x 3.30m into bay)

With upvc double glazed bay window to front elevation and two further large windows, two radiators. Ceiling mounted floating fireplace with living flame style fuel inserts.

Dining/Kitchen

17'7" x 10'1" (5.36m x 3.07m)

Being open plan and yet forming two distinctive areas.

Dining Area

With upvc double glazed French doors leading to garden and upvc double glazed window to side, double radiator, breakfast bar return then leads through to the.

Kitchen Area

Fitted with a range of neutral toned wall and base units with contrasting complementary working surface over with matching upstands, inset four point gas hob with filter hood over, Zanussi oven, concealed fridge and freezer, one and a half bowl sink drainer unit with mixer tap, concealed Hotpoint dishwasher, cupboard concealing Ideal Logic boiler, continuation of laminate flooring. Doorway leads through to.

Utility Area

4'7" x 6'8" (1.40m x 2.03m)

With matching working surface and base unit, space and plumbing for washing machine, space for tumble dryer, sink drainer, double radiator, wall mounted fuse box.

First Floor Landing

With upvc double glazed window to front elevation, double radiator, staircase rising to second floor.

Master Bedroom (One)

17'7" inc fitted w'drobes x 9'4" (5.36m inc fitted w'drobes x 2.84m)

With three matching upvc double glazed windows, two radiators, mirror fronted doors to built-in wardrobe with variety of hanging areas. Door to.





En-Suite Shower Room

Fitted with a white suite to comprise; low level WC with concealed cistern, pedestal wash hand basin with mono-mixer, double shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, downlighter points to ceiling, upvc obscure double glazed window to side elevation, radiator.

Bedroom Four

9'10" x 10' (3.00m x 3.05m)

With upvc double glazed window to rear elevation and radiator.

Family Bathroom

Fitted with a white Roca suite to comprise; low level WC with

concealed cistern, bath with mixer tap, pedestal wash hand basin, separate shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, double radiator.

Second Floor Landing

With door to useful AIRING CUPBOARD/STORE CUPBOARD with insulated hot water cylinder.

Bedroom Two

10'1" x 14'11" max (3.07m x 4.55m max)

With two upvc double glazed windows, double radiator, hatch to roof space, door to eaves storage.

Bedroom Three

9'4" x 15'1" max (2.84m x 4.60m max)

With two upvc double glazed windows, double radiator, door to eaves storage.

Outside (Front)

The property is located on an elevated corner position, steps leads up to the entrance door.

Parking

Tandem driveway providing off-road parking, with Zappi electric car charging point and personal gate to garden.

Large Single Garage

With up-and-over door, power and light as fitted.



Outside (Rear)

The rear garden is attractively landscaped with a broad patio area across the rear of the property, linking back to the dining space within the kitchen. The main garden is laid to lawn with borders and further patio area to the rear of the garden. Gate leading to a small fenced off section, ideal for garden storage, discretely hidden to the rear of the garage laid to Cotswold stone chippings. Outside tap.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

2 Battersby Close
Warwick
CV34 7AS

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

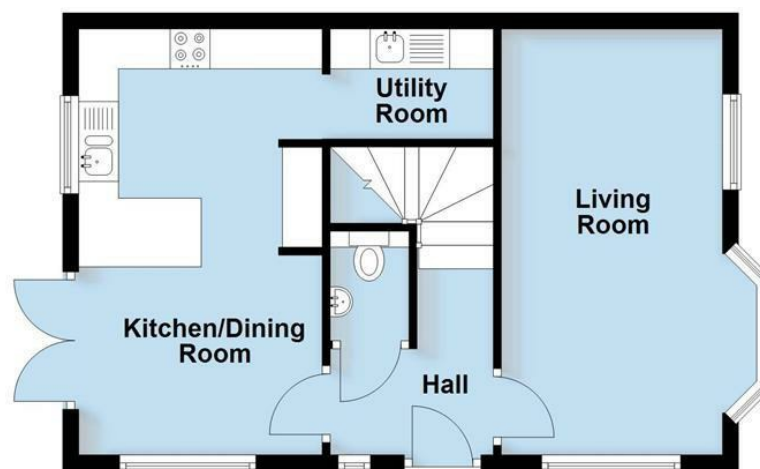
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



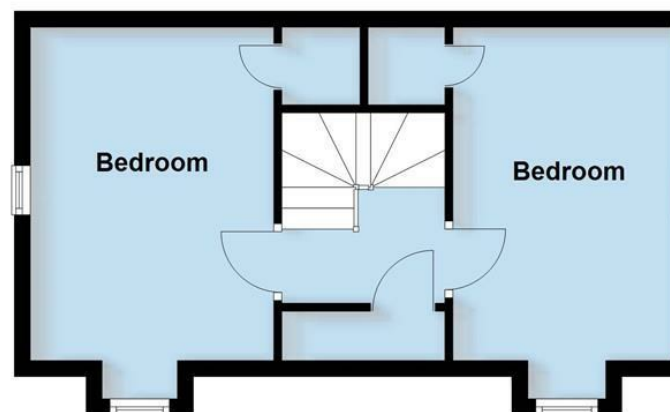
First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Second Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 121.4 sq. metres (1306.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.