





This modern, two-bedroom semi-detached house is situated within proximity of Warwick Parkway, A46 and Warwick Town Centre. The well-appointed accommodation briefly affords: Entrance hall and cloakroom, good sized living room, a modern fitted kitchen, two double bedrooms and a modern bathroom, gas heating, double glazing, ample driveway and well-tended front and rear gardens. Energy rating B.

Location

Affording a pleasant position in this modern development known as the Redwoods. Being close to the junction with the A 46 which leads to Junction 15 of the M40 motorway, giving ease of access to other major centres including Leamington Spa, Gaydon (JLR), Solihull, Birmingham, Coventry, Kenilworth, and Stratford upon Avon. Warwick Parkway Station is within walking distance or a few minute's drive and is on the main Chiltern line between

Birmingham and London Marylebone. Birmingham International Airport is also within easy reach. Warwick Town Centre with its world-famous Castle and other historic buildings, and its wide range of shopping, schooling, and entertainment facilities is within one mile and parks and countryside including the Grand Union Canal and the famous Hatton Flight of locks are also easily accessed,

Entrance Hall

Amtico floor, radiator, downlighters, opening to Kitchen. Doors to:

Cloakroom

Low flush WC, pedestal wash hand basin with tiled splashbacks, radiator, Amtico floor, extractor fan and a double glazed window.

Approach

Through a double glazed entrance door into:

Modern Fitted Kitchen

9'10" x 6'1" (3.00m x 1.86m)

Range of modern gloss fronted base and eye level units, complementary worktops and upturns with inset single drainer sink unit with mixer tap. Built-in electric oven and four-ring gas hob with a concealed extractor unit over. Space for fridge/freezer, space and plumbing for washing machine and tumble dryer. Matching floor, extractor fan, concealed Ideal gas fired boiler, downlighters and a double glazed window to the front aspect.

Living Room

15'5" x 12'11" (4.71m x 3.96m)

Radiator, under stairs storage cupboard, two ceiling light points, TV aerial point, telephone point. Double-glazed French doors with double-glazed side screens provide views and access to the rear garden.,



First Floor Landing

Access via loft ladder to the boarded roof space with light. radiator. Doors to:

Bedroom Two

12'5" max x 8'4" (3.79m max x 2.56m)

Bulkhead storage cupboard, radiator and two double-glazed windows to the front aspect.

Bedroom One

11'1" x 9'11" (3.38m x 3.04m)

Radiator, wall-mounted digital thermostat control point, built-in full height mirror fronted sliding door wardrobes with ample hanging rail and storage space and a double-glazed window to the rear aspect.

Modern Bathroom

White suite comprising bath with an Aqualisa shower system and a glazed shower screen, pedestal wash hand basin, WC. radiator and extractor fan.

Outside

There is a well-tended fore garden, with a driveway to the side providing good off-road parking.

Rear Garden

Paved patio area, well-tended lawned gardens, stocked borders, timber garden shed, outside tap and a gated side pedestrian access.

Tenure

We understand the property to be freehold but we would confirm we have not seen any documentation and would advise your solicitors to make the necessary investigations.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give warranties in these

respects. Interested parties are invited to make their own inquiries. There is a small service charge of approximately £280.00 PA, which covers the general upkeep of the surroundings.

Council Tax

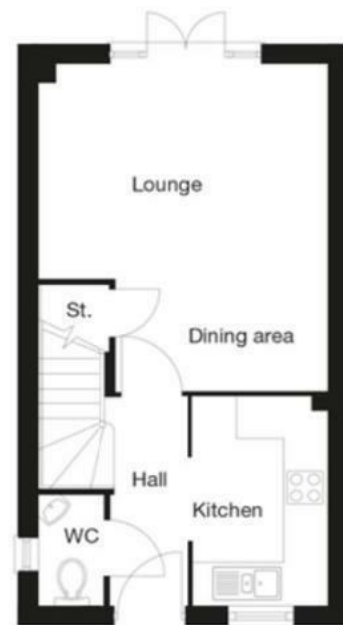
The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 5AJ

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For identification purposes only. The plan has not been drawn to scale and should not be relied upon for anything other than an approximate relationship from one room to another.
Plan produced using PlanUp.

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Warwick
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN