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9, Blacklow Road, Warwick

Price £699,995



An extended and significantly improved five-bedroom detached family home, situated within a highly regarded residential area of the county town. The well-presented accommodation comprises a reception hall, cloakroom, living room, dining room, fitted kitchen and utility room. On the first floor are five bedrooms, including a principal bedroom with an en-suite, and a family bathroom. Further benefits include gas-fired central heating, solar panels, double glazing, a driveway, a large garage and established gardens to the front and rear. Energy Rating B.

Location

Blacklow Road is enviably situated on the fringe of Warwick,

approximately a mile from the county town centre amenities, and offers easy access to the A46, junction 15 of the M40 motorway, Warwick and Warwick Parkway rail station, all providing excellent commuter links.

Canopy Porch Approach

Through a double-glazed entrance door into:

Reception Hall

Having a Karndeian herringbone pattern wood effect floor, a telephone point, a radiator, and a feature double-glazed window to the front aspect. Built-in Cloaks/Storage Cupboard, doors to:

Cloakroom

WC, washbasin, radiator, and a double-glazed window.

Spacious Living Room

20'8" x 12'9" (6.31 x 3.89)

Projecting chimney breast with inset cast iron woodburner and display hearth, cornice to ceiling, two radiators, wiring for wall lights, double-glazed window to front aspect, large double-glazed window to rear aspect overlooking the gardens, and adjacent casement door to rear aspect and garden. Opening to the dining area.

Dining Area

8'0" x 11'10" (2.44 x 3.63)

Karndeian herringbone-style flooring, radiator, double-glazed window to the rear aspect, and a further wide opening leads through to the Kitchen.





Fitted Kitchen

11'11" x 14'1" (3.65 x 4.31)

Fitted with a quality range of gloss-fronted handleless units complemented by Silestone worktops and upstands, incorporating an inset Franke stainless steel sink unit. Integrated appliances include a Neff hide-and-slide oven with an additional single oven above, a Neff dishwasher, and a full-height fridge, together with an Elica induction hob featuring an integrated extractor. Two tall storage units provide excellent pantry space. Further features include a vertical radiator, pelmet and under-unit lighting, downlighters, Karndean herringbone-style flooring, an under-stairs storage cupboard, a double-glazed window to the front aspect, and a door leading to the garage.

First Floor Landing

Recessed downlighters, two accesses to roof space both with loft ladders. Doors to:

Master Bedroom

13'3" x 12'5" (4.04 x 3.78)

A spacious double bedroom featuring one radiator, full-height built-in sliding door wardrobes, bedside wall light points, and double-glazed inward-opening French doors with Juliet-style glass balcony and matching double-glazed side screens, enjoying views over the rear gardens. Door leading to:

En-Suite Shower

Appointed with a modern white suite comprising a wall-hung

vanity unit with soft-close drawer beneath, WC with concealed push-button cistern, and a large shower enclosure with fixed-head drench shower. Further features include underfloor heating, a chrome heated towel rail, a shaver point, downlighters, and a double-glazed window that provides natural light and ventilation.

Bedroom Two

12'10" x 10'3" (3.90 x 3.12)

Radiator, built-in full height sliding door wardrobes, cornice to ceiling and a double-glazed window to the front aspect.

Bedroom Three

16'2" x 9'9" (4.93 x 2.99)

A radiator and a double-glazed window to the rear aspect.



Bedroom Four

11'11" x 8'1" (3.62 x 2.47)

Featuring a radiator, full-height mirrored double wardrobes providing excellent storage, and a double-glazed window to the rear aspect overlooking the gardens.

Bedroom Five

11'10" x 7'6" (3.61 x 2.28)

Radiator and a double glazed window to front aspect.

Main Bathroom

Stylishly appointed with a contemporary white suite comprising a double-ended bath with side-mounted mixer tap and telescopic shower attachment, WC with concealed push-button cistern, wall-hung vanity unit with soft-close

drawer, and a large walk-in shower enclosure with chrome shower and glass side screen. Further features include underfloor heating, heated towel rail, radiator, downlighters, extractor fan, shaver point, and a double-glazed window providing natural light and ventilation.

Outside

There is an established front garden with mature hedging, specimen shrubs and trees. The wide driveway provides good off-road parking and allows access to the:

Double Garage

16'5" x 13'9" (5.00 x 4.20)

Remote control up and over door, vinyl floor, power and light, service door to the kitchen and door to:

Utility Room

11'10" x 7'2" (3.61 x 2.18)

Fitted with a modern range of matching base and wall-mounted units incorporating an inset single drainer sink unit with complementary worktops. There is space and plumbing for a washing machine and space for a tumble dryer, together with a tall storage unit. Further features include a radiator, Baxi gas-fired combination boiler, extractor fan, and a double-glazed casement door providing access to the rear garden.

Rear Garden

A particular feature of the property is the beautifully landscaped rear garden, which enjoys a high degree of privacy and backs onto a mature wooded area. Thoughtfully





designed and meticulously maintained, it features expansive lawns, well-stocked borders, ornamental planting, mature shrubs and specimen trees, providing year-round colour and interest.

A substantial paved sun terrace offers an excellent space for outdoor dining and entertaining, while raised seating areas take full advantage of the attractive outlook across the gardens. Established trees and hedging create a wonderful sense of seclusion, with the generous lawn providing ample space for family enjoyment.

Further benefits include external lighting, outside taps, a

rainwater storage tank, a timber garden shed, a dedicated compost area, and gated pedestrian access to both sides of the property. Overall, this is an exceptional outdoor space that perfectly complements the home.

[Store Room](#)

Useful garden implement store with power and light.

[Tenure](#)

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

[Council Tax](#)

Warwick District Council Band F

[Services](#)

All mains services understood to be connected. 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 this respect. Interested parties are invited to make their own enquiries.

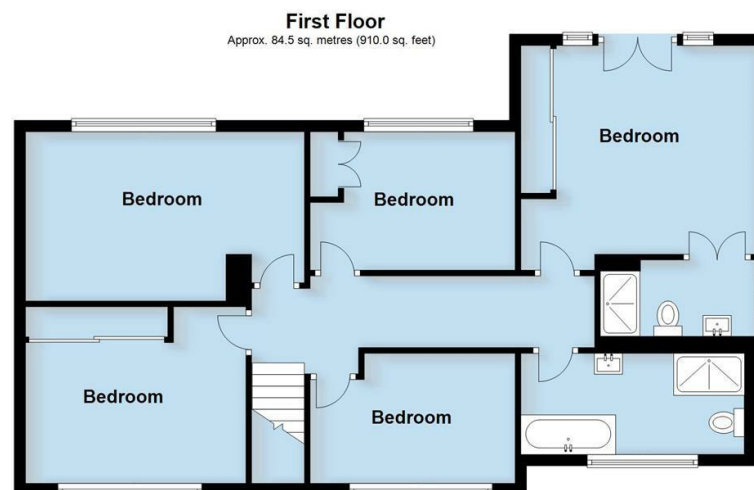
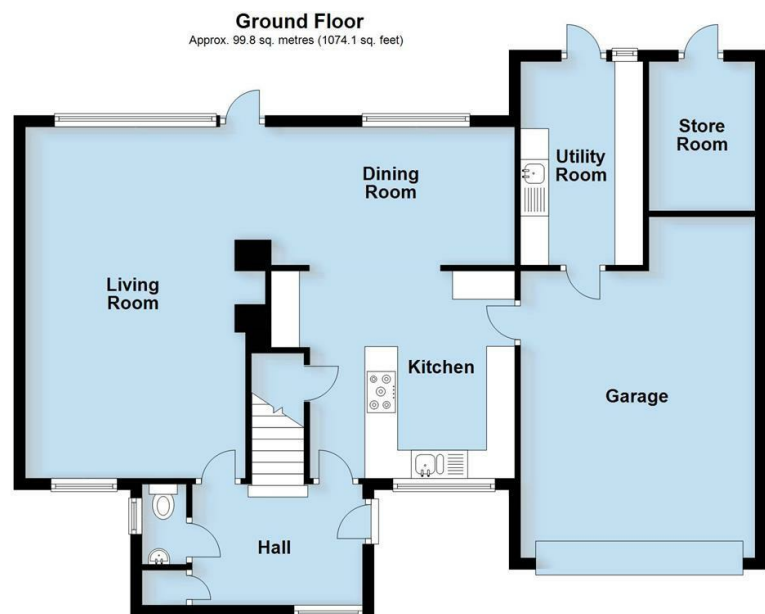
Special note: There are solar panels front and rear with generates 4kW electricity which generates about £1000 per year income, plus substantial reduction in electricity bills.







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Total area: approx. 184.3 sq. metres (1984.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 87 |
| (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