

ehB
RESIDENTIAL

Your Property - Our Business



56, Hardwick Field Lane, Chase Meadow, Warwick

Price Guide
£425,000



This detached home occupies a pleasant location on this popular development. Entrance hall, living room, impressive dining/Kitchen, rear lobby with cloakroom off, spacious master bedroom with fitted wardrobes and en-suite shower, three further bedrooms and a family bathroom. To the outside, a driveway to the side allows off-road parking and access to the garage. NO UPWARD CHAIN. Energy rating C.

Location

Chase Meadow is conveniently located near Warwick town centre, offering a good selection of local amenities. These include a doctor's surgery, community centre, pharmacy, convenience store, two takeaways, and a public house/eatery. Schools for all ages are also within walking distance.

Warwick town centre provides various shopping and recreational facilities, as well as the world-famous Warwick Castle. There are several state and private schools nearby, including Warwick

Preparatory School, Warwick Boys' School, and The King's High School, catering to a range of educational needs.

Commuting is straightforward, with regular train services from Warwick Station, Warwick Parkway, and Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible via junction 15 of the M40, providing routes to Birmingham, the North, London, and the South.

Approach

Through the entrance door into:

Reception Hall

Wood effect floor, radiator, double glazed window to side aspect, staircase rising to First Floor. Door to:

Lounge

16'6" x 10'7" (5.03m x 3.25m)

Matching wood effect floor, two radiators, double glazed bay window to the front aspect with fitted shutters. Door to:

Dining Kitchen

14'1" x 11'9" (4.30m x 3.60m)

Range of matching base and eye level units, worktops with inset single drainer sink unit, mixer tap and rinse bowl. AEG electric oven and hob with a concealed extractor unit over, integrated fridge/freezer, dishwasher and washing machine. Tiled floor, radiator, downlighters, under stairs, cloaks/storage space and double-glazed French doors provide access to the rear garden. Door to:

Rear Lobby

Matching tiled floor. Doors to rear garden and Garage. Door to:

Cloakroom

White suite comprising WC, pedestal wash hand basin with tiled splashbacks, radiator, tiled floor, wall mounted gas fired boiler and a double glazed window.

First Floor Landing

Ceiling light point, access to roof space. Doors to:





Bedroom One

12'9" x 10'8" (3.89m x 3.26m)

Built-in twin double door wardrobes, built-in Airing Cupboard, radiator and a double glazed window to front aspect with fitted shutters. Door to:

En-Suite Shower

White suite comprising pedestal wash hand basin, WC. Tiled shower cubicle with shower system. Heated towel rail, shaver point, downlighters and a double-glazed window.

Bedroom Two

10'3" x 7'1" (3.13m x 2.17m)

Radiator, built-in part mirrored sliding door wardrobes and a double-glazed window to the rear aspect.

Bedroom Three

9'6" x 8'9" (2.92m x 2.67m)

Built-in double door wardrobe, radiator and a double glazed Dormer window to front aspect with fitted shutters.

Bedroom Four

8'8" x 7'9" (2.66m x 2.38m)

Radiator and a double-glazed window to the rear aspect.

Bathroom

White suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, WC. Tiled splashbacks, shaver point, extractor fan, and downlighters.

Outside

There is a small front garden with a pathway leading to the entrance door. The driveway to the side provides good off-road parking, which in turn leads to the:

Garage

16'11" x 8'4" min (5.16m x 2.55m min)

Up and over door, power and light.

Rear Garden

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

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. 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 cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

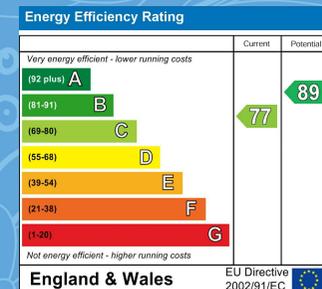
CV34 6LN

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



Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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.