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101, Greville Road, Warwick

Price Guide
£350,000



Attractively styled and well-established bay-fronted 1930s semi-detached residence occupying an elevated position, offering gas-centrally heated and double-glazed accommodation. The property benefits from a garage and carport to the side, together with driveway parking, and offers excellent potential for extension (subject to the necessary planning permissions). Offered for sale with no upward chain. Energy rating E.

Location

Greville Road is situated in the popular area of Spinney Hill, within the Emscote Infants School catchment and the All Saints School catchment. There are local amenities nearby, and regular bus services to Warwick (1.5 miles away) and Leamington Spa (2 miles away).

Enclosed Storm Porch

Double-glazed doors with panes on the sides and over. Front door with an attractive leaded light with a stained-glass motif and leaded panes on the sides and over.

Entrance Hall

Radiator, under-stairs cupboard housing the electricity meter. Staircase rising to First Floor Landing.

Cloakroom

White suite comprising low-level WC, wash-hand basin with tiled splashback and cupboard below, downlighters, and extractor fan.

Sitting Room

14'0" into bay x 12'7" (4.27m into bay x 3.86m)
Fireplace opening with an iron dog grate, and gas, coal, and log effect Living Flame fire. Radiator, three wall light points, coving to the ceiling and a double-glazed bay window to the front aspect.

Dining Room

13'10" x 10'11" (4.22m x 3.35m)
Coving to ceiling, wall light points, radiator, double-glazed bay window and door to the rear aspect, allowing views and access to the rear garden.

Fitted Kitchen

14'0" x 8'11" (4.27m x 2.74m)
Well fitted with a matching range of units. Inset Franke charcoal one-and-a-half-bowl single-drainer sink with built-in waste disposal unit. Mixer tap attachment and cupboard space under. Double and six single base units. Granite work surfaces with upstands, walls tiled around the splash areas. Two double and four single wall cupboards with concealed lights. Plumbing for dishwasher. Inset Neff gas hob with cooker hood over. Built-in AEG double oven with cupboard space under and over, space for an American-style fridge/freezer, tiled floor, and radiator. Double-glazed window to the rear. Door to the rear. Wall-mounted Potterton Netaheat Profile gas-fired boiler.

First Floor Landing

Double glazed window to side aspect.. Access to loft space being insulated and part boarded. Doors to:





Bedroom One

14'9" x 9'10" (4.50m x 3.00m)

Double-glazed bay window to front aspect, radiator, range of two double and one single built-in wardrobes, plus a range of three drawers.

Bedroom Two

14'4" x 9'8" (4.39m x 2.97m)

Two double and single full-height built-in wardrobes with a central shallow dressing table, and a radiator. Double-glazed bay window to the rear aspect.

Bedroom Three

8'9" x 7'4" (2.67m x 2.26m)

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

Shower Room

White suite comprising WC with a concealed push-button cistern, a

wide vanity countertop sink with mixer tap and display shelving below, and two soft-close drawers. Wide tiled shower enclosure with Triton shower system and glazed shower screens. Chrome heated towel rail, downlighters, extractor fan, eye-level mirror fronted medicine cabinet with display shelving to either side and double-glazed windows to the rear and side aspects.

Outside

The property enjoys a commanding elevated position, standing behind a fore garden laid to lawn and with low-growing conifers to the front, and a brick retaining wall along the boundary. Steps to the front door. Tarmac driveway allowing standing for vehicles. CAR PORT.

Garage

16'0" x 12'7" (4.90m x 3.84m)

Up-and-over door, electric power and light. Plumbing for a washing machine. Window and service door to the rear Garden.

Private Rear Garden

The rear garden has been attractively landscaped with stone paving, with flower and shrub borders. The garden is enclosed by high fencing. Gate providing pedestrian side 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 we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

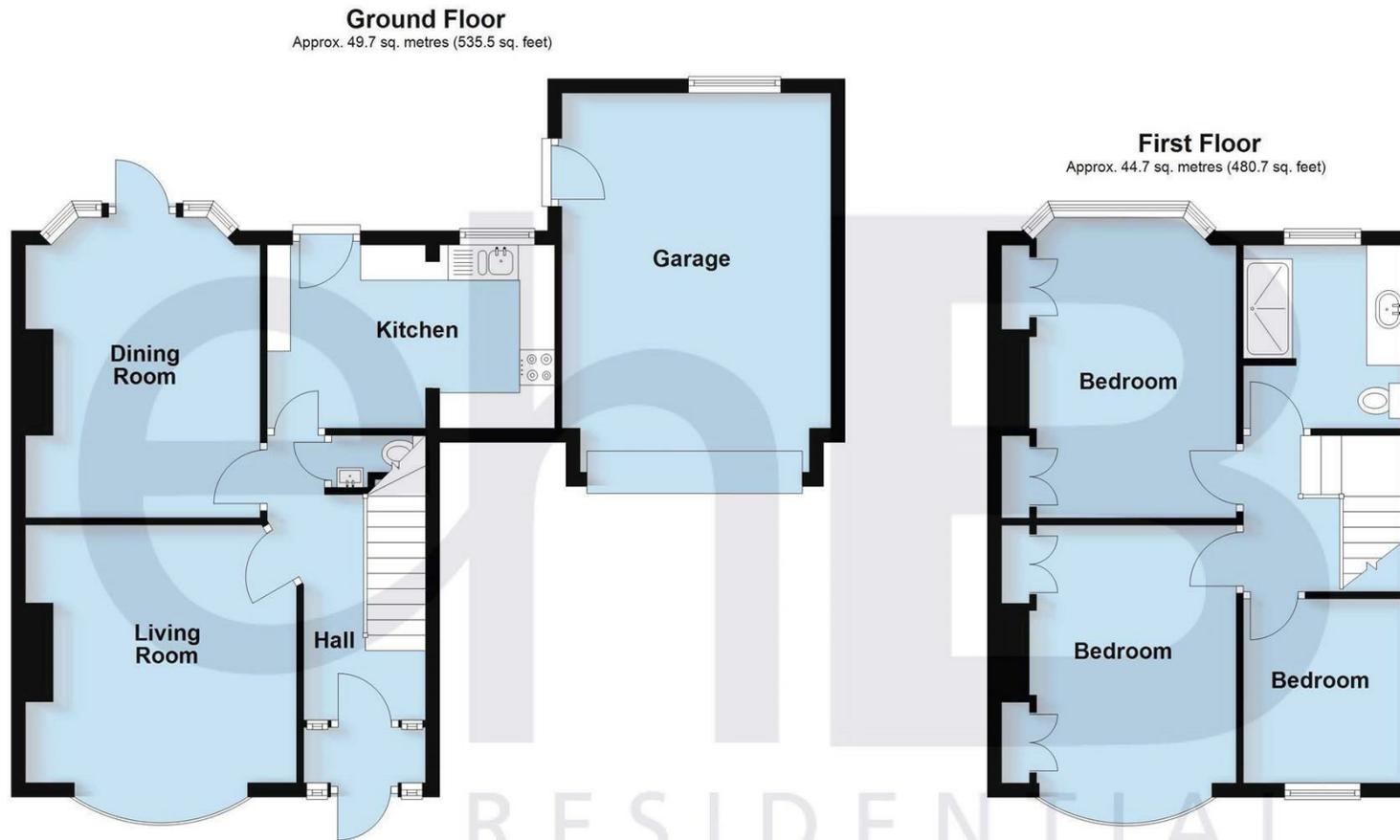
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 5PL

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Total area: approx. 94.4 sq. metres (1016.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Warwick
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		53	
(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

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