





This well-appointed, totally transformed traditional semi-detached family home is situated in a popular residential location, featuring a generously sized, established rear garden, and the all-important rear driveway provides off-road parking. The accommodation is arranged as follows: entrance hall, cloak/shower room, original living/dining room, impressive open-plan breakfast kitchen/dining/family room, utility room, four bedrooms, en-suite bathroom and main bathroom, first-floor snug/office, mature front garden, gas heating and double glazing. The energy rating is C.

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).

Approach

Through a double-glazed entrance door into:

Entrance Hall

Original quarry tiled floor, radiator, staircase rising to First Floor Landing, under stairs Cloaks/Storage Cupboard. Doors to:

Cloaks/Shower Room

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with Bristan shower system. Shaver point,

downlighters, extractor fan, chrome heated towel rail and a double-glazed window.

Open-plan Dining Kitchen/Family Room

22'10" x 12'2" (6.96m x 3.71m)

The kitchen features a modern range of matching base and eye-level units, complemented by worktops and upstands. It includes a single drainer sink unit and a Flavel Range-style cooker with a five-burner hob and an extractor unit above. Additionally, there is an integrated dishwasher, a pull-out spice drawer, and a large breakfast island that matches the worktop, which is equipped with a pop-up power socket and extra base units. The flooring has a wood effect, and there is space for an American-style fridge/freezer. The kitchen is



heated by a radiator and well-lit by two roof lanterns and downlights. A double-glazed window overlooks the rear aspect, and there is a door leading to a utility area. Double-glazed French doors open out to the rear garden, enhancing accessibility and natural light. Wide opening to:

Family Room

13'6" x 10'5" (4.12m x 3.19m)

Matching floor, radiator, double-glazed roof lantern, downlighters and double-glazed window to the rear aspect.

Utility Room

7'8" x 5'5" (2.34m x 1.66m)

Worktop with inset sink unit with base unit beneath, wall

mounted Ideal gas fired boiler. Space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer, extractor fan, skylight and downlighters.

Sitting Room

12'7" into bay x 10'7" (3.84m into bay x 3.24m)

Radiator, coving to the ceiling and a double-glazed bay window to the front aspect. Arched opening leads through to the:

Original Dining Room

11'10" x 9'4" (3.62m x 2.87m)

Radiator, coving to ceiling, double opening doors lead through to the Family Room.

First Floor Landing

Double-glazed window to the side aspect, staircase rising to the Second Floor Landing. Doors to:

Bedroom

11'11" x 10'6" (3.64m x 3.21m)

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

Bedroom

12'0" x 10'8" (3.67m x 3.27m)

Radiator and a double-glazed bay window to the front aspect.

Snug/Study

Radiator, picture rail, book/display shelving and a double-glazed window to the front aspect.



Main Bathroom

Modern white suite comprising WC, pedestal wash hand basin, bath with chrome mixer tap and shower attachment with chrome shower system over and glazed shower screen. Downlighters, extractor fan, chrome heated towel rail and a double-glazed window.

Second Floor Landing

Downlighters, doors to:

Bedroom

10'3" x 10'0" (3.14m x 3.07m)

Downlighters, a radiator and a double-glazed window to the rear aspect. Door to:

En-Suite Bathroom

Modern white suite comprising WC, pedestal wash hand basin, bath with chrome mixer tap and shower attachment, chrome shower system and glazed shower door. Downlighters, chrome heated towel rail, extractor fan and a double-glazed window to the rear aspect.

Bedroom

12'10" x 8'1" (3.93m x 2.48m)

Part angled ceiling incorporating two Velux double-glazed rooflights, radiator, downlighters and access to Eaves storage space.

Outside

There is a well-established front garden with mature hedging and steps leading down to the entrance door.

Established Rear Garden

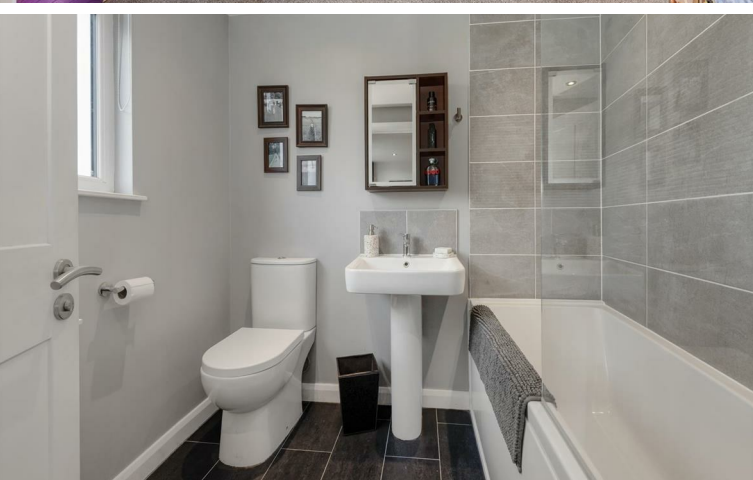
A custom-built external staircase made of galvanised steel and glass leads down to a central paved pathway flanked by lawns and well-stocked borders on either side. At the rear, there is a paved patio area that includes a practical garden store. A solid pedestrian gate opens to the driveway and is accessible via steps with a handrail.

Tenure

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

Services

All main services are connected to the property. 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 "C" - Warwick District Council

[Postcode](#)

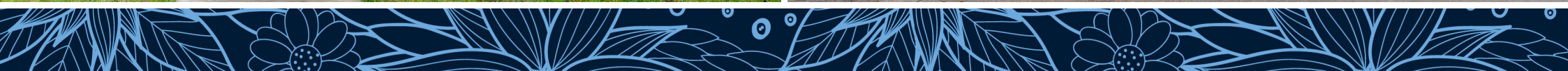
CV34 5PJ

[Agents Note](#)

Historic cracking was identified to the rear and right-hand side of the property, primarily around door and window openings. The issue was assessed as slight (Category 2) under BRE guidance and attributed to subsidence caused by an escape of water.

The underlying cause was remedied through drainage repairs, followed by professional crack repairs and redecoration. A Certificate of Structural Adequacy was subsequently issued, confirming the property was considered structurally sound at the time of inspection.

All supporting documentation is available for inspection.





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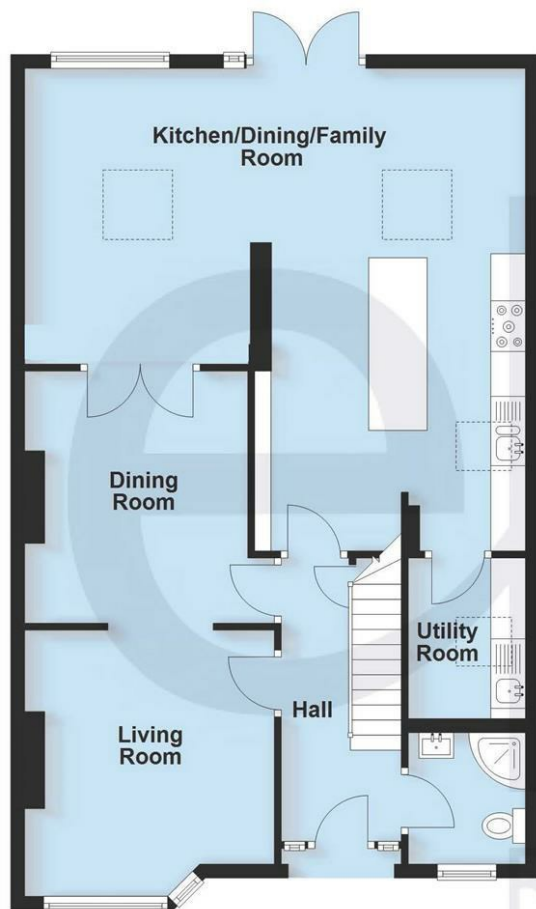
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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

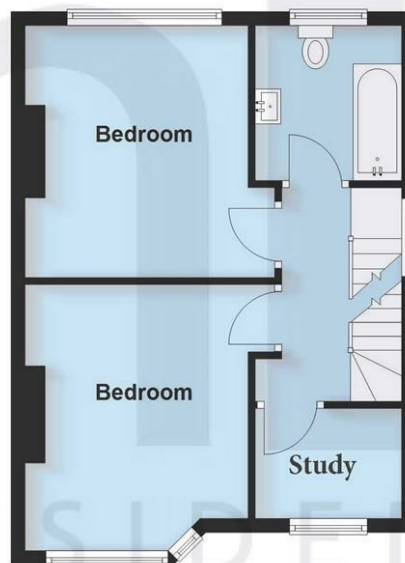
Ground Floor

Approx. 83.8 sq. metres (902.0 sq. feet)



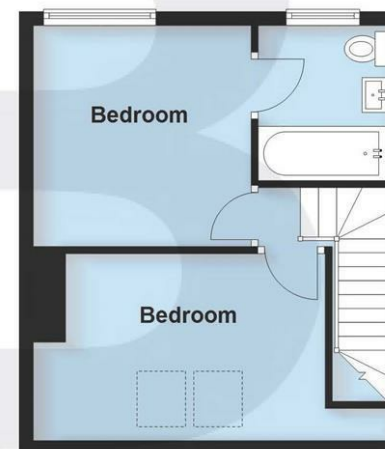
First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 154.0 sq. metres (1657.4 sq. feet)

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