

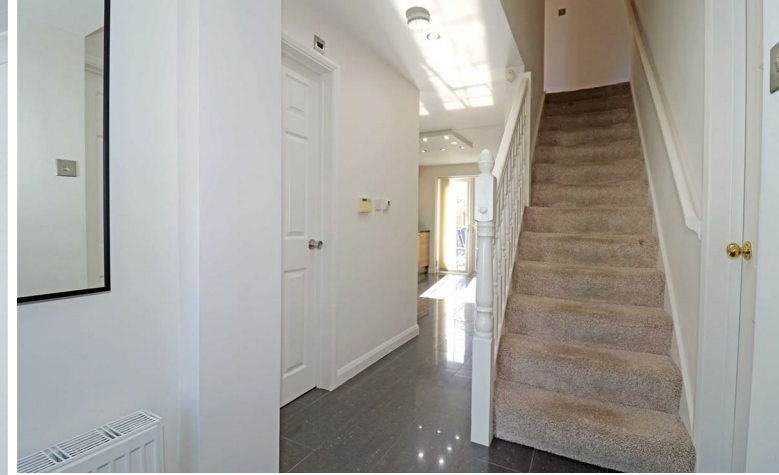
ehB  
RESIDENTIAL

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103, Birmingham Road, Warwick

Guide Price  
£550,000



This superbly appointed, four bedroom detached house is situated just outside Warwick town centre. In a private drive backing onto the Grand Union Canal, the property briefly comprises; entrance porch, hallway, cloakroom, spacious living room, dining room, well-equipped kitchen diner, luxury en-suite shower, family bathroom, shallow garage for storage, ample parking, and a generous sized rear garden with southerly aspect. Energy rating D

#### Location

The property is situated approximately one and a half

miles from the historic town of Warwick and within a mile of Warwick Parkway with train links to Birmingham and London and also easy access to the A46, M40, M42, and M6 motorways. Birmingham airport is around 25 minutes drive away.

#### Approach

Through UPVC double glazed entrance door into:

#### Reception Hall

Radiator, polished tiled floor with underfloor heating, downlighters, staircase rising to First Floor. Opening to Dining Kitchen and doors to Living Room and:

#### Cloakroom

Modern white suite with chrome fittings comprising WC with a concealed push button cistern with a storage cupboard over, wash hand basin, matching floor and tiled splashbacks, downlighters, and extractor fan.

#### Dining Kitchen

16'11" x 12'11" narrowing to 9'8" (5.17m x 3.95m narrowing to 2.97m)  
Having a comprehensive range of gloss fronted base and eye level units, complementary worktops, and upturns





with inset circular sink and drainer. Built-in Bosch four ring gas hob with extractor unit over, double oven with storage cupboards above and below. Integrated microwave and coffee maker with storage cupboards above and below. Integrated fridge/freezer, washing machine, and dishwasher. Pull out recycle bin, matching floor with underfloor heating, downlighters. Door to Living Room, under stairs Cloaks/Storage Cupboard and double glazed French doors provide access to the rear garden.

#### Living Room

20'9" x 11'8" (6.35m x 3.56m)

Quality wood effect floor, double glazed splay bay window to front aspect, coving to ceiling, two ceiling light points. Opening to:

#### Dining Area

12'5" x 11'9" (3.81m x 3.59m)

Matching floor, radiator, wall light points, double glazed window to the rear aspect, and double glazed French doors provide access to the rear garden.

#### First Floor Landing

Access to roof space, downlighters. Doors to:

#### Bedroom One

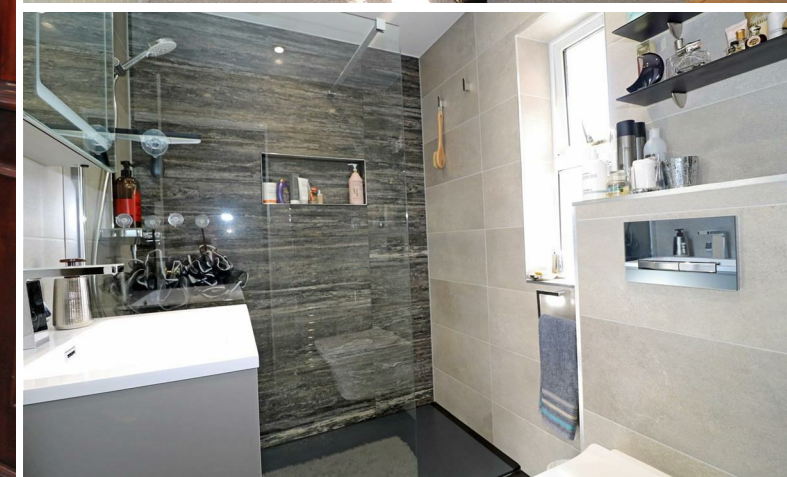
12'4" x 11'9" (3.78m x 3.59m)

Built in wardrobes extending the width of one wall providing ample hanging rail and storage space. Radiator, double glazed window to front aspect.

#### En-Suite Shower

Luxury white suite comprising WC with a concealed push button cistern. Wall hung wash hand basin with





drawers below. Wide tiled shower enclosure with shower system with shower attachment and drench head and glazed shower screen. Fully complementary tiled walls, chrome heated towel rail, downlighters, extractor fan, double glazed window.

#### Bedroom Two

11'6" x 11'3" (3.52m x 3.44m)

Radiator, downlighters, and a double glazed Dormer window to front aspect.

#### Bedroom Three

10'4" x 9'11" (3.16m x 3.04m)

Built-in wardrobe providing hanging rail and storage space, radiator and a double glazed Dormer window to front aspect.

#### Bedroom Four

9'8" x 6'7" (2.97m x 2.01m)

Wood effect floor, radiator, and a double glazed window to rear aspect.

#### Family Bathroom

8'2" x 7'8" (2.49m x 2.36m)

White suite with chrome fittings comprising double-ended bath with wall-mounted mixer tap and shower attachment. WC with a concealed push button cistern, granite top vanity unit with ceramic wash hand basin with wall mounted mixer tap. Large tiled shower enclosure with Britan shower system, fully complementary tiled walls, extractor fan, tiled floor with underfloor heating, and a double glazed window.





### Outside

There is a well tended front garden with a driveway providing off-road parking and access to the shallow garage. There is an additional block paved parking area directly opposite the house, providing a good-sized parking area. A gated side pedestrian access leads to the rear garden.

### Shallow Garage

2.36m x 1.3m

Which is purely used for storage, accommodating the Vaillant gas fired boiler, having a remote control roller shutter door

### Rear Garden

Which enjoys a southerly aspect and is a particular feature of the property. There is a paved patio area with inset garden lighting, garden laid mainly to lawn, summerhouse/ garden store with power and light. The gardens are enclosed on all sides by timber panel fencing, with a pedestrian gateway allowing access onto the canal towpath.

### Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

### Services

All mains services 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 any warranties in this respect. Interested parties are invited to make their own enquiries.



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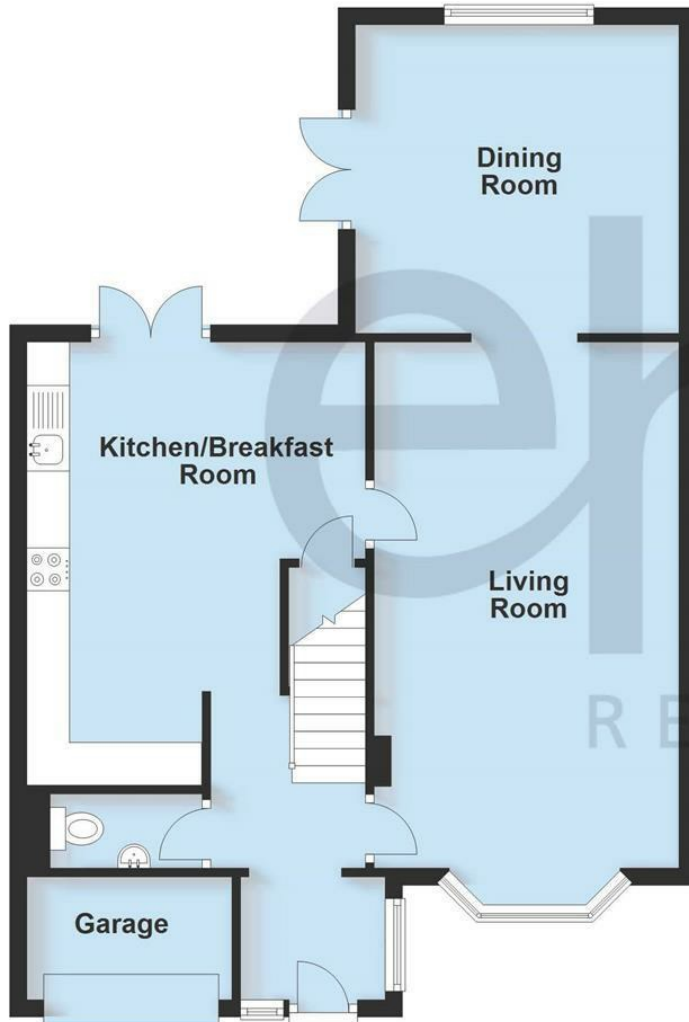
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

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

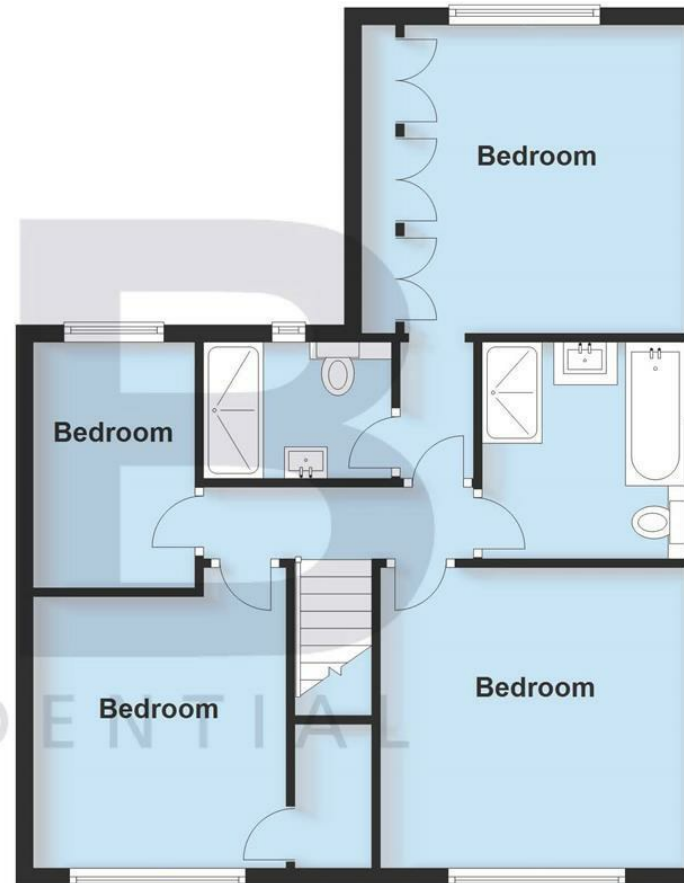
## Ground Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



## First Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.2 sq. feet)

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

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