



Your Property - Our Business



19, Priors Grove Close, Chase Meadow, Warwick

Price Guide £365,000



A modern, end-of-mews three-storey townhouse in a cul-de-sac setting on the sought-after Chase Meadow development. Reception hall and cloakroom, breakfast kitchen, living room, conservatory. On the first floor, there are two bedrooms and the main bathroom. The master bedroom suite is on the second floor, with a walk-through dressing area with built-in wardrobes and access to an en-suite shower. Gas heating and double glazing, driveway to the side and a good-sized rear garden. NO UPWARD CHAIN. Energy rating C.

#### Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities, including a Doctor's Surgery, community centre, pharmacy, optician, Tesco Express, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre offers various shopping and recreational facilities, as well as the world-famous



Warwick Castle. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are close. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40, giving access to Birmingham, the North, London and the South.

#### Approach

Through a double-glazed entrance door into:



### Reception Hall

Radiator, wood effect floor, staircase rising to First Floor Landing. Doors to:

### Cloakroom

White suite comprising WC, pedestal wash hand basin, wood effect floor and a double-glazed window.

### Breakfast Kitchen

16'10" x 6'1" widening to 7'10" (5.14m x 1.87m widening to 2.41m)

Range of gloss fronted base and eye level units, complementary worktops and upstands, single drainer sink unit with mixer tap. AEG electric oven and four-ring gas hob with a concealed extractor unit over. Space and plumbing for washing machine, dishwasher and upright fridge/freezer. Wood effect floor, radiator, concealed Ideal combination gas-fired boiler and a double-glazed window to the front aspect.

### Living Room

13'8" x 12'10" (4.18m x 3.93m)

Matching wood effect floor, two radiators and double-glazed double-opening doors lead through to the:

### Conservatory

9'2" x 5'3" (2.80m x 1.61m)

A tiled floor, UPVC double-glazed windows, power sockets and a ceiling light point, a wall-mounted electric panel heater, and a double-glazed casement door provide access to the rear garden.



### First Floor Landing

Radiator, double-glazed windows to front and side aspects. Doors to:

### Bedroom Two

12'2" x 10'8" (3.72m x 3.27m)

This spacious room has built-in full-height wardrobes extending across one wall, providing ample hanging rail and storage space and a double-glazed window to the rear aspect.

### Bedroom Three

10'11" x 6'0" (3.33m x 1.85m)

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

### Main Bathroom

White suite comprising bath with mixer tap and shower attachment and glazed shower screen. Pedestal wash-hand basin, WC, extractor fan, and heated towel rail.

### Second Floor Landing

Ceiling light point, double-glazed window to the side aspect. Door to:

### Master Bedroom

12'11" x 11'6" (3.94m x 3.51m )

The feature part is an angled ceiling incorporating four double-glazed rooflights with fitted blinds. Radiator, walk-through dressing area with built-in full-height, mirror-fronted sliding door wardrobes. Built-in linen/storage cupboard with power and slatted shelves and door to:



#### En-Suite Shower

White suite comprising WC, pedestal wash hand basin, chrome heated towel rail, and shaver point. Wide tiled shower enclosure with a shower system and a glazed shower door. Extractor fan, part angled ceiling incorporating two double-glazed rooflights with fitted blinds.

#### Outside

To the front of the property, there is a lawned area with a pathway leading to the entrance door. The driveway to the side provides good off-road parking.



#### Good Sized Rear Garden

Paved patio area, outside power and water tap, timber garden shed, stocked borders 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

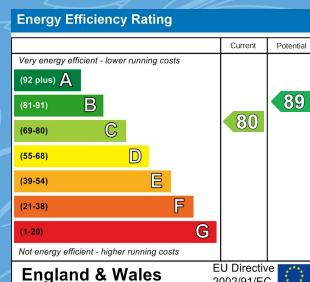
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