ehB RESIDENTIAL

Your Property - Our Business

50, Wilmhurst Road, Warwick

Guide Price £575,000

A well-presented and conveniently located four double bedroom detached family home, situated on a sought-after development to the north of Warwick town centre and enjoying delightful rear gardens backing directly onto the Grand Union Canal.

The spacious accommodation briefly comprises a welcoming reception hall, guest cloakroom, living room, impressive open-plan breakfast kitchen/family room, utility room, principal bedroom with a walk-through dressing area and en-suite shower room, guest bedroom with en-suite, two further double bedrooms and a family bathroom. Further benefits include gas-fired heating, double glazing throughout, a driveway providing good off-road parking, a garage and attractive rear gardens offering a wonderful backdrop overlooking the canal.

Early viewing is highly recommended to appreciate the accommodation, location, and outlook on offer. Energy rating D.

Location

Situated in a popular residential development to the north of Warwick town centre and offering excellent access to the A46 and wider Midlands motorway network, this spacious four-bedroom detached family home occupies a pleasant cul-de-sac position and enjoys an attractive rear aspect backing onto the canal centre.

Approach

Through a double glazed entrance door into:

Reception Hall

Stairs to the first floor, understairs storage cupboard, radiator, doors to the living room and kitchen

Cloakroom

White suite comprising WC, pedestal wash-hand basin, radiator, and double-glazed window to the front aspect.

Living Room

19'11" x 11'2" (6.09m x 3.42m)

Attractive fireplace with stone effect surround, marble inlay with inset coal effect gas fire and marble hearth. A radiator and a wide double-glazed splay bay window to the front aspect with radiator below.

Open Plan Breakfast Kitchen/Family Room
29'4" x 12'5" max (8.95m x 3.81m max)
Fitted with an attractive range of matching base and eye-level units with complementary work surfaces extending to form a useful breakfast bar. Tiled splashbacks, an inset one-and-a-half bowl sink and a drainer unit with a mixer tap. Integrated appliances include a Bosch electric oven and grill with storage cupboards above and below, Bosch five-burner gas hob with extractor hood over, semi-integrated dishwasher, and integrated fridge-freezer with adjacent tall storage cupboard. Recessed ceiling downlighters to the kitchen area. The family area provides an excellent informal living and entertaining space, featuring a radiator and double-glazed bi-fold doors opening onto the rear garden. Door to:

Utility Room
6'5" x 5'3" (1.98m x 1.62m)
Worktops with inset sink drainer sink unit with mixer tap and base units beneath, space for washing machine and tumble dryer, eye level storage cupboards with gas boiler, radiator, matching floor and single opening double glazed casement door to the side aspect.

First Floor Landing
Access to roof space with loft ladder, radiator, built-in airing cupboard with hot water cylinder and doors to:

Master Bedroom
15'0" x 11'3" (4.59m x 3.44m)
A spacious and well-appointed principal bedroom approached via an initial walk-through dressing area featuring twin double-opening wardrobes and an additional single wardrobe, providing excellent storage. The bedroom is further complemented by a comprehensive range of matching fitted furniture offering ample hanging and drawer space, together with matching bedside cabinets and wall-mounted reading lights above. A wide double-glazed splay bay window overlooks the front elevation, allowing plenty of natural light, with a radiator positioned beneath. Door to:

En-suite Shower
White suite comprising pedestal wash hand basin, wide tiled shower enclosure with Mira shower and glazed sliding shower door, tiled floor, radiator, shaver point, extractor fan and a double-glazed window

Guest Bedroom Two
11'8" x 10'4" into wardrobes (3.56m x 3.15m into wardrobes)
Built-in double and single wardrobes, radiator and a double-glazed window to the rear aspect overlooking the canal. Door to:

En-suite Shower
White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with Mira Select shower, shaver point, radiator and double-glazed window to the side aspect.

Bedroom Three
12'0" x 10'11" (3.68m x 3.34m)
A radiator and a double-glazed window to the rear aspect overlooking the canal.

Bedroom Four/Office
12'4" x 8'11" (3.78m x 2.73m)
Fitted with a bespoke range of Neville Johnson oak-fronted cabinetry incorporating open display and book shelving with useful storage cupboards below, together with a matching corner desk and drawer unit, creating an ideal home office or study space. Further benefits include an additional bulkhead storage cupboard, radiator, and a double-glazed window to the front elevation.

Main Bathroom
White suite comprising pedestal wash hand basin, bath with telephone-style mixer tap and shower attachment, radiator, extractor fan, and double-glazed window to the rear aspect.

Frontage
To the front, there is a generous block-paved driveway that provides ample off-road parking for multiple vehicles and leads to the integral garage. Gated side access leads through to the enclosed rear garden, while the neatly tended lawn and well-stocked borders further enhance the property's welcoming appearance.

Rear Garden
The beautifully maintained rear garden provides a wonderful outdoor retreat. Predominantly laid to lawn, the garden is complemented by an array of mature trees, ornamental shrubs, established flower beds and attractive feature borders, creating colour and interest throughout the

seasons. A charming timber gazebo offers the perfect space for outdoor dining and entertaining, whilst a feature lily pond and decorative planting further enhance the tranquil setting. The garden enjoys a delightful backdrop overlooking the canal, offering a picturesque, peaceful view rarely found in such a convenient location.

Services

All mains services are understood to be connected to the property. 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 these respects. Interested parties are invited to make their own inquiries.

Tenure

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

Council Tax

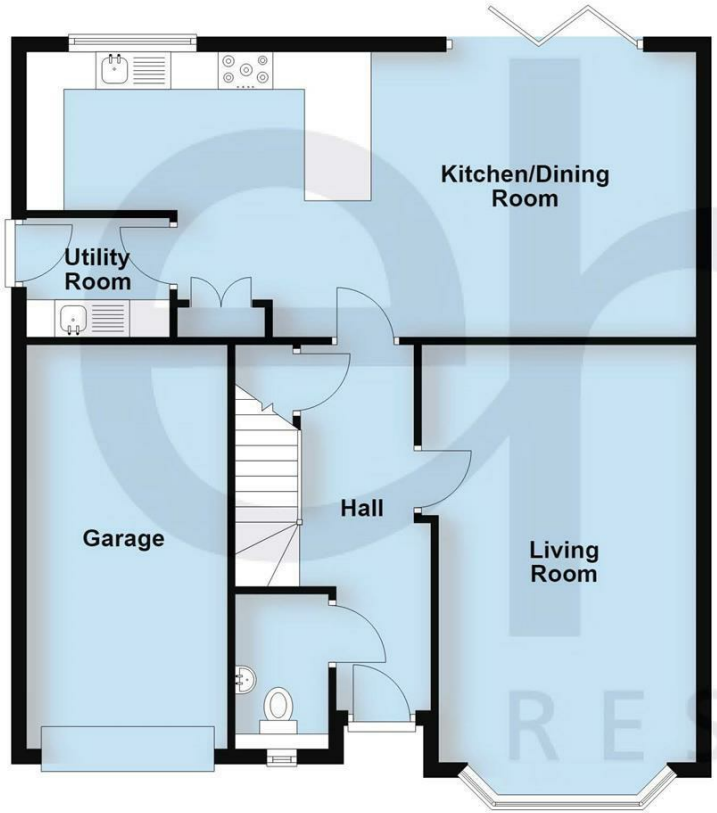
The property is in Council Tax Band F, Warwick District Council

Postcode

CV34 5LN

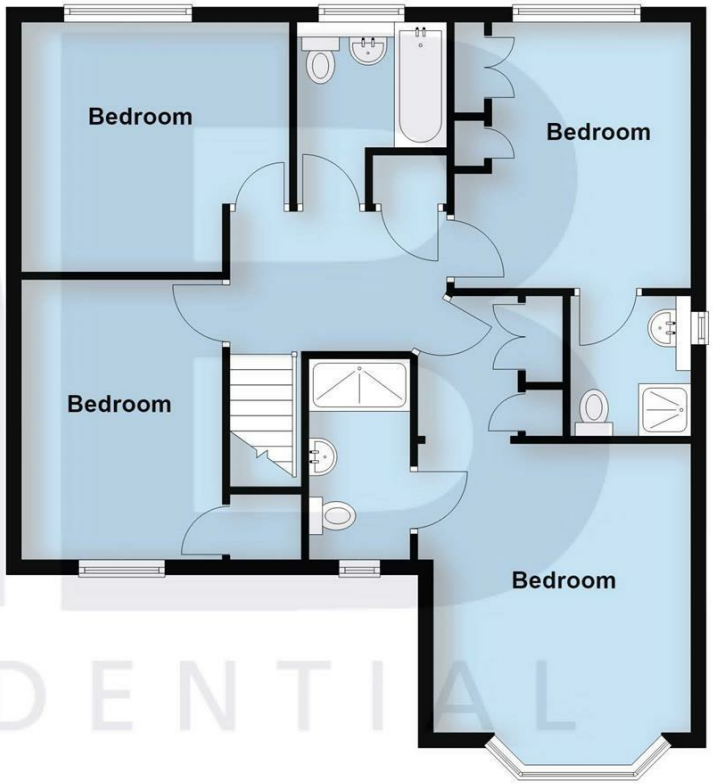
Ground Floor

Approx. 82.1 sq. metres (884.2 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



Total area: approx. 154.6 sq. metres (1663.8 sq. feet)

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

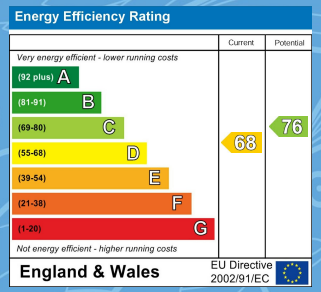
ehB RESIDENTIAL

Your Property - Our Business

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 particulars 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.