



Oakwood Grove, Warwick, CV34 5TD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Being positioned on a large corner plot giving a high degree of privacy a spacious detached family home offering flexible living accommodation throughout, extensive frontage and gardens giving the potential of further development subject to the usual consent.

Internally this lovely family home is stylishly presented and offers an entrance hallway, living room, study (potential fourth bedroom) utility, downstairs toilet and contemporary styled kitchen/dining room with access to the garden. To the first floor there are three generous bedrooms with a modern fitted family bathroom.

To the outside at the front there is ample off street parking, access to a car port, along with an area of lawned foregarden. To the rear and side there is more garden predominantly laid to lawn with patio and a selection of small trees and shrubs. Of particular note is the spacious garden room/office which can be used for a number of uses.

A lovely family home in a sought after area of Warwick.



Key Features

- Stylish detached family home
- Positioned on corner plot
- Ample frontage
- Sought after residential area
- Excellent local transport links
- Garden room with multitude of uses
- Superb further potential
- Cul-de-sac location
- Potential of fourth bedroom
- Energy rating C



Offers Over
£550,000

Hallway

Living room

17'7 x 13'10

Study

8'4 x 8'1

Utility room

Downstairs toilet

Kitchen/dining room

20'3 x 15

Bedroom

16'5 x 10'11

Bedroom

16'5 x 9

Bedroom

12'8 x 8'3

Bathroom

Garden room/study

Tenure : Freehold

Local authority : Warwick

Tax band : E



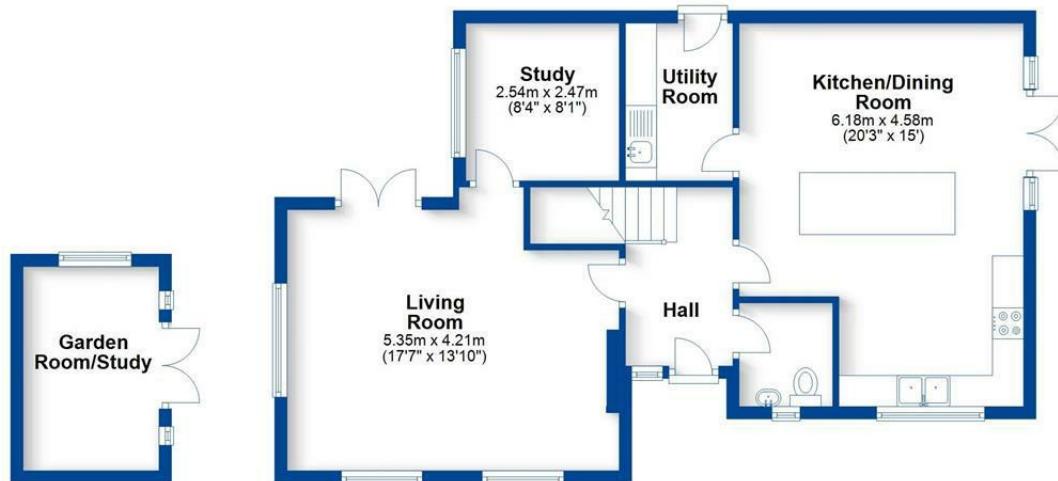




Floorplan

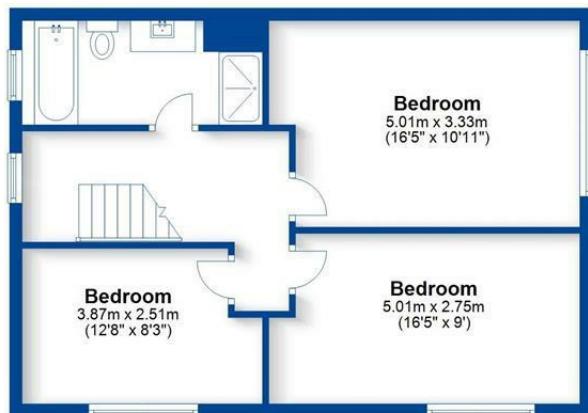
Ground Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 124.4 sq. metres (1338.9 sq. feet)

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

Total area does not include the Garden Room/Study



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Warwick

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew,

Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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