



Whittaker Way, Warwick, CV34 8AX

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* APPLICATION RECEIVED \*\*\* Built in 2021 this wonderfully spacious and well proportioned three bedroom home is located just off Europa Way. This location provides excellent commute access to reach M40 corridor and A46, quick access to The Shire Retail Park with a choice of shops and supermarkets. Great catchment area for both Myton School and Heathcote Primary.

With excellent presentation throughout this property comprises in brief: Open plan living, with breakfast kitchen, integrated appliances are included (dishwasher, fridge/freezer, microwave and washing machine) and dining table and chairs provided, ground floor WC/Cloakroom, inviting living area with garden views, sofa and coffee table provided and generous under stair storage cupboard.

To the first floor: Main bedroom to the rear elevation with built in wardrobe and ensuite shower room, second double bedroom to the front elevation with additional fitted wardrobe, third bedroom is of a single size with wardrobe provided, makes perfect work from home space/guest room. Main Bathroom with full suite including shower over bath. Storage cupboard to the first floor landing which houses the boiler and fully boarded loft included.

To the exterior: Private rear garden mainly laid to lawn, undercover area direct from living room for all year round use and summer house which can be utilised as gym space. Side access/gate is provided and space for own provided EV Charger to be fitted.

With off street parking for two cars this property is offered Part-Furnished. Energy Rating B. Council Tax Band E. MINIMUM 12 MONTH TERM (NO PETS ALLOWED)







## Key Features

- AVAILABLE 1st JUNE
- Warwick
- 3 Bedrooms, 2 Bathrooms & WC
- Semi-Detached House
- Part-Furnished
- Private Rear Garden & Summer House
- Off Road Parking for 2 Cars
- Energy Rating B
- Council Tax Band E
- NO PETS ALLOWED

**£1,550 PCM**