



81 & 85 West Street, Warwick

*Distinctive
Collection*





West Street

Warwick, CV34 6AH

Price guide €490,000

Nestled on the charming West Street in Warwick, these delightful Grade II listed cottages presents a unique opportunity for both homeowners and investors alike. With two distinct properties under one roof, this residence offers the flexibility to create a spacious family home or to maintain a rental unit, subject to the necessary planning permissions.

The larger property features two reception rooms, perfect for entertaining guests or enjoying quiet evenings at home and a modern fitted kitchen to the ground floor. Upstairs there are two bedrooms and a bathroom. The access to the larger bedroom is somewhat quirky but adds to the charm of this town centre property.

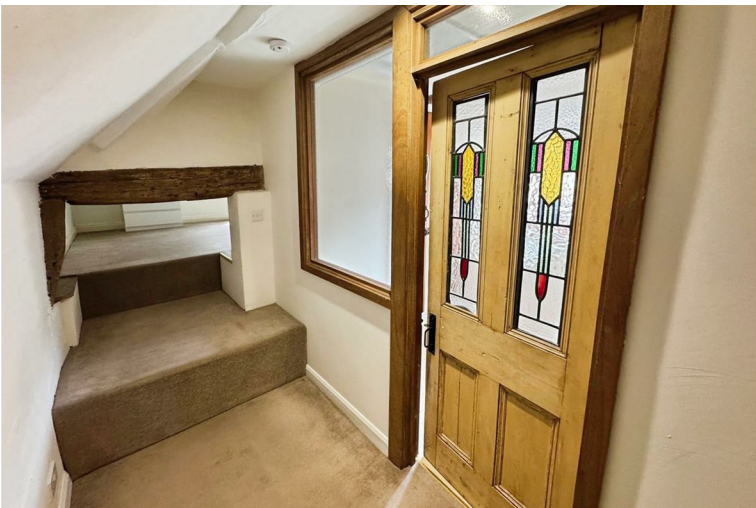
The smaller property has a kitchen dining room, a living room and a shower room to the ground floor. Upstairs there is a galleried bedroom with eaves storage. The second room with storage cupboard would make an ideal walk in wardrobe, home office or nursery.

One of the standout features of this property is the large, secure garden, which offers a peaceful retreat for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage and a designated parking space, ensuring that you have ample room for vehicles and storage.

Situated in the historic town of Warwick, this cottage is surrounded by a wealth of local amenities, including shops, schools, and recreational facilities. The rich history and vibrant community make it a desirable location for families and professionals alike.

In summary, these Grade II listed cottages on West Street are a rare find, offering the potential for dual living arrangements or a single expansive home. With its charming features, secure garden, and convenient parking, this property is not to be missed.





- Two Cottages For Sale
- Grade II Listed
- Large and Secure Rear Garden
- Garage and Parking Space
- No Upward Chain
- Walking Distance to Town Centre
- Potential to Turn in to One Family Home (STPP)
- Brick Outbuildings
- 81 West Street EPC - E (50)
- 85 West Street EPC - D (55)









The Property

Entrance

Accessed off West Street via a solid door which leads to a cobbled and enclosed walk way. To the left is access in to number 81 West Street in to the dining hall.

Dining Hall

3.35 x 2.69 (11'0" x 8'10")

With tiled floor, feature fireplace, original beams to walls and ceiling. Door and window to side elevation, step up and archway leading to the:

Kitchen

3.37 x 3.12 (11'1" x 10'3")

With tiled floor, fitted kitchen, oven, washing machine, dishwasher and fridge freezer. To the rear of the kitchen a glazed door gives access to the garden and the brick built outbuilding.

Living Room

4.22 x 3.13 (13'10" x 10'3")

With neutral carpet, feature fireplace, original beams and under stairs storage.

Staircase leading to the first floor:

Bedroom One

4.22 x 2.79 (13'10" x 9'2")

With neutral carpet and décor, beams to wall, window to front elevation and gas central heating radiator

Bathroom

With shower over bath, toilet and sink, window to side elevation and built in storage cupboards

Bedroom Two

3.13 x 3.56 (10'3" x 11'8")

Entry is through a low archway in to the second double bedroom with neutral carpet, beams to wall and ceiling.

ACCESSED FROM THE COURTYARD IS NUMBER 85 WEST STREET. A WOODEN FRAMED DOOR OPENS IN TO THE DINING HALL

Dining Hall

3.042m x 2.181m (9'11" x 7'1")

white uPVC double glazed panel looking out on to patio area, gas central heating radiator. Leading off:

Kitchen

4.492m x 1.767m (14'8" x 5'9")

The kitchen is fitted with a range of base units being wooden fronted and painted cream, work surface is marble effect melamine, gas double oven with hob, washing machine, built in stainless steel sink with matching drainer and fridge.

Shower Room

Pedestal wash hand basin, pink low level WC, fully tiled walk in shower, gas central heating radiators.

Living Room

3.890m x 3.808m (12'9" x 12'5")

Wealth of original beams, brick feature fireplace, gas central heating radiator, light point to ceiling. Storage area below stairs. Original wooden door with wrought iron fittings housing further storage and fuse box.

Bedroom

3.926m x 4.844m (12'10" x 15'10")

Stairs leading up from living room to the main bedroom, with a wealth of original beams, gas central heating radiator, original wooden framed windows with secondary glazed panel to front and rear elevation. Large storage area. Wooden door leading to:

Office/Nursery
1.686m x 3.384m (5'6" x 11'1")
Accessed from the bedroom and having original beams, gas central heating radiator, original window to front elevation with secondary glazed panel, wooden door housing walk in wardrobe

Outside
To the rear of the property is a large and well maintained garden, with a courtyard area with brick built outbuildings, a large expanse of lawn and to the rear of the garden is the access to the right of way to the garage and parking space which is located in Stuart Close.

Council Tax
The Council tax is a band 'D' for both properties from Warwick District Council.

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.



Ground Floor
Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 78.9 sq. metres (848.9 sq. feet)

First Floor
Approx. 35.5 sq. metres (382.2 sq. feet)



Ground Floor
Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

First Floor
Approx. 29.9 sq. metres (321.5 sq. feet)



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