



Connells

Seymour Grove
Warwick



Property Description

This three bedroom family home in brief comprises, entrance hall, cloakroom, light and airy lounge, kitchen through breakfast room, utility room, boot room, dining room and conservatory. Upstairs you will find three bedrooms and a family bathroom. The property further benefits from a front and rear garden as well as off road parking.

Seymour Grove is well located for commuters as is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also within walking distance of Myton School.

The property is less than a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Vinyl flooring.

Cloakroom

WC and wash hand basin.

Lounge

17' 9" x 14' 2" (5.41m x 4.32m)

Double glazed window to front, fireplace with gas fire, carpeted flooring, vinyl flooring.

Kitchen

9' 7" x 8' 4" (2.92m x 2.54m)

Fitted with a range of wall and base units with work surface over, fridge, space for freezer, dishwasher, oven, hob with extractor fan all integrated, Worcester combi boiler, store cupboard, tiled walls and flooring and double glazed window to rear.

Breakfast Room

10' 2" x 6' 11" (3.10m x 2.11m)

French doors to rear, tiled flooring, spotlights.

Utility Room

7' 10" x 7' 4" (2.39m x 2.24m)

Wall and base units, space for washer dryer and fridge freezer, sink, tiled splashback and flooring.

Dining Room

9' 8" x 9' 1" (2.95m x 2.77m)

Door to conservatory and carpeted flooring.

Conservatory

13' x 9' 5" (3.96m x 2.87m)

Brick construction, French doors to side, carpeted flooring.

Landing

Airing cupboard, loft hatch and carpeted flooring.

Bedroom One

12' 9" to wardrobes x 10' 7" (3.89m to wardrobes x 3.23m)

Double glazed window to front, fitted mirrored wardrobes and carpeted flooring.

Bedroom Two

10' to door recess x 9' (3.05m to door recess x 2.74m)

Double glazed window to rear, carpeted flooring.

Bedroom Three

9' x 9' 1" (2.74m x 2.77m)

Double glazed window to front, store cupboard and carpeted flooring.

Bathroom

Shower over bath, chrome towel rail, WC, wash hand basin, store cupboard, tiled walls and floor and double glazed window to front and side.

Loft Space

Ladder, light, part boarded and insulated.

Outside

Front Garden

Lawn with trees and shrubbery, driveway.

Rear Garden

Enclosed 'West Facing' mainly laid to lawn garden, patio and shed.

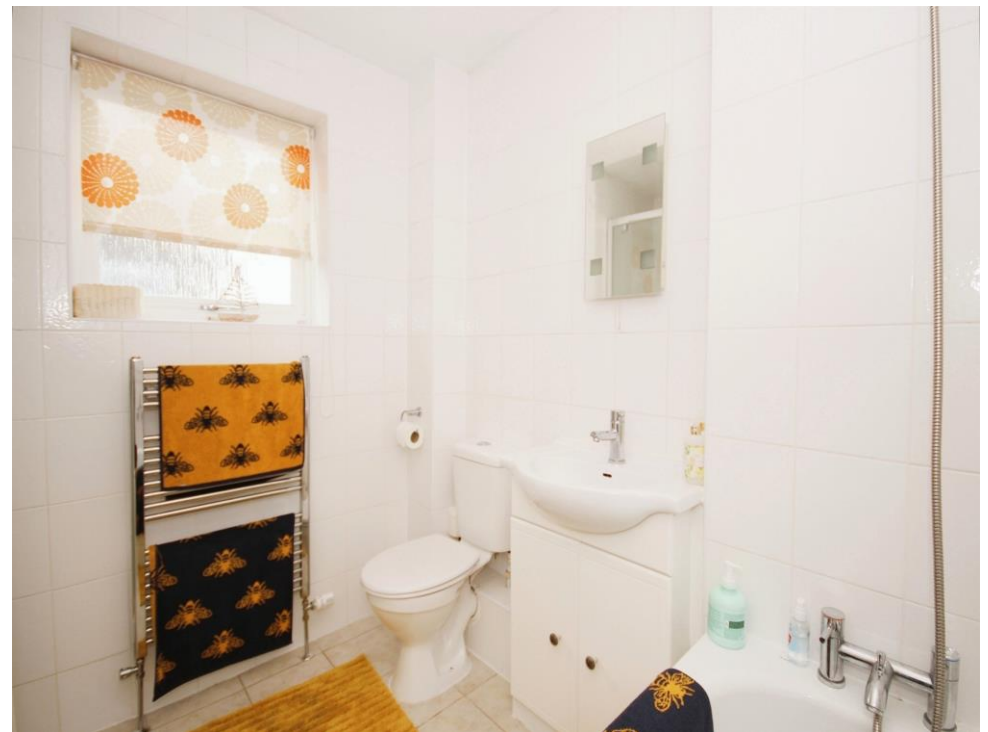
Converted Garage

Converted Garage:

Utility area

Storage area/boot room









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

view this property online connells.co.uk/Property/WAR106577

Tenure: Freehold



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