



**Connells**

Stratford Road  
Warwick



## Property Description

An attractive family home situated further back from the desirable Stratford Road. This light and airy home comprises, entrance hall, spacious lounge with a fireplace, dining room with views of the lovely rear garden, a modern kitchen with a separate utility room and a downstairs cloakroom. On the first floor there is a family bathroom and two double bedrooms with bedroom one benefiting from full width fitted wardrobes. There is a third bedroom with a built in desk and storage.

Stratford Road is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short walk away.

This well presented home is a 15 minute walk 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.

The property is a short 6 minute drive to St Michaels Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

## Entrance Hall

Double glazed window to side, carpeted flooring.

## Cloakroom

Tiled floor, wash hand basin, WC.

## Lounge

14' 2" x 13' 5" ( 4.32m x 4.09m )

Double glazed window to front, gas log burner, carpeted flooring.

## Dining Room

9' 11" x 9' 5" ( 3.02m x 2.87m )

Double glazed window to rear.

## Kitchen

11' 8" x 9' 4" ( 3.56m x 2.84m )

Fitted with a range of wall and base units with work surface over, space for fridge freezer, washing machine, range cooker, tiled flooring and double glazed window to rear.

## Utility Room

8' 11" x 8' 3" ( 2.72m x 2.51m )

Wall and base units with work surface over, meter cupboard, space for dryer, washing machine and fridge, tiled flooring. Door to side.

## Landing

Double glazed window to side, loft hatch and carpeted flooring.

## Bedroom One

11' 11" x 9' 9" ( 3.63m x 2.97m )

Double glazed window to front, full width wardrobes, carpeted flooring.

## Bedroom Two

13' 2" x 9' 5" ( 4.01m x 2.87m )

Double glazed window to rear and carpeted flooring.

## Bedroom Three

10' x 9' 10" ( 3.05m x 3.00m )

Double glazed window to front, fitted wardrobes, cupboards and desk. Carpeted flooring.

## Bathroom

Double shower, wash hand basin, cupboard housing Worcester boiler, vinyl flooring and double glazed window to rear.

## Wc

Double glazed window to side, WC and vinyl flooring.

## Loft Space

Ladder and boarded,

## Front Garden

Mainly laid to lawn.

Driveway to front.

## Rear Garden

Mainly laid to lawn with mature shrubbery, side access, rear access.

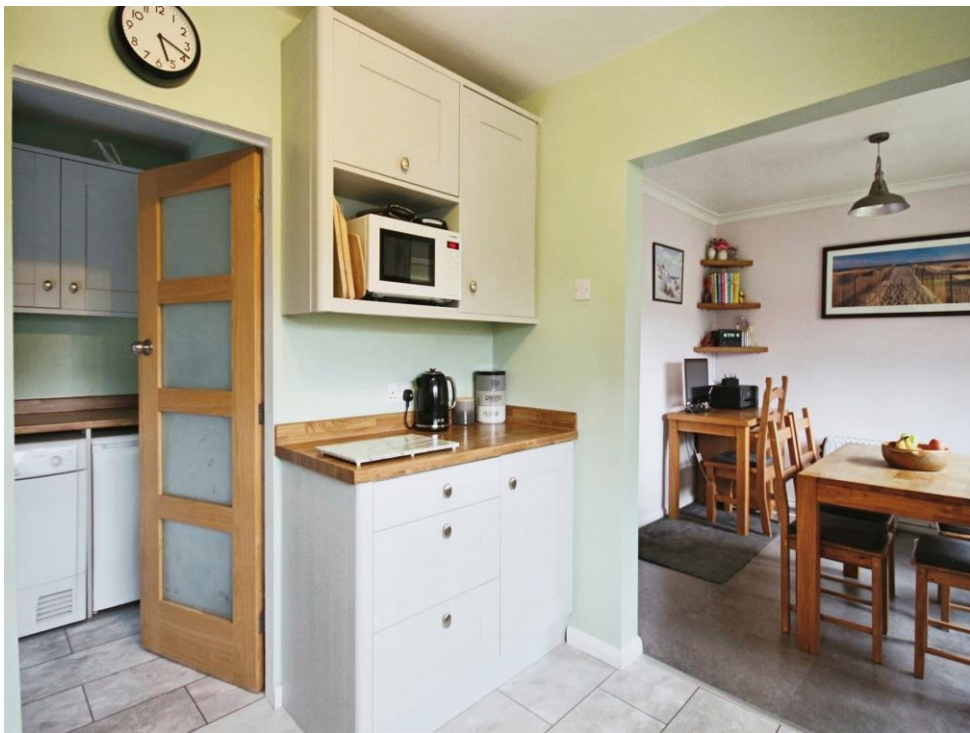
Garage to rear.

## Garage

16' 4" x 8' 9" ( 4.98m x 2.67m )

Power and light.

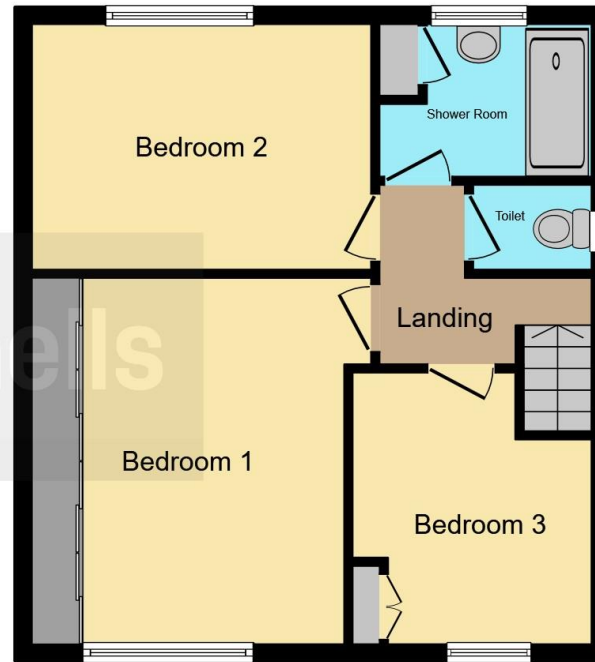








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 403308**

**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
WARWICK CV34 4AP

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR106806](http://connells.co.uk/Property/WAR106806)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WAR106806 - 0002