



Connells

Woodville Court Coventry Road
Coventry Road WARWICK

Woodville Court Coventry Road Coventry Road WARWICK CV34 4LE

for sale offers over
£200,000



Property Description

This desirable home in brief comprises, entrance hall, spacious lounge with Juliet balcony overlooking gorgeous scenery, separate kitchen with integrated appliances, two good size bedrooms with built in wardrobes, ensuite to primary bedrooms a family bathroom. Additionally, there is gates, allocated parking. This delightful home is light and airy throughout and features skylights in the kitchen and the second bedroom.

Woodville Court is a 6 minute walk into the historic Warwick town centre. 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.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 2 minute walk to Warwick train station. It is also a 12 minute walk to Warwick hospital, perfect for health care professionals.

Entrance Hall

Airing cupboard, store cupboard, loft hatch and carpeted flooring.

Lounge

14' 4" x 11' 11" (4.37m x 3.63m)

Double glazed window to side with Juliet balcony, carpeted flooring.

Kitchen

8' 11" x 7' 3" (2.72m x 2.21m)

Fitted with a range of wall and base units with work surface over, built in extractor fan, new dishwasher, fridge freezer, hob and oven, space for washer / dryer. Skylight, spotlights and tiled flooring.

Bedroom One

9' 8" x 8' 4" plus door recess (2.95m x 2.54m plus door recess)

Double glazed window to front, two double wardrobes and carpeted flooring.

Ensuite

New extractor fan, WC, wash hand basin, shower, tiled flooring, spotlights and double glazed window to side.

Bedroom Two

13' 2" x 6' 5" (4.01m x 1.96m)

Skylight, wardrobes and laminate flooring.

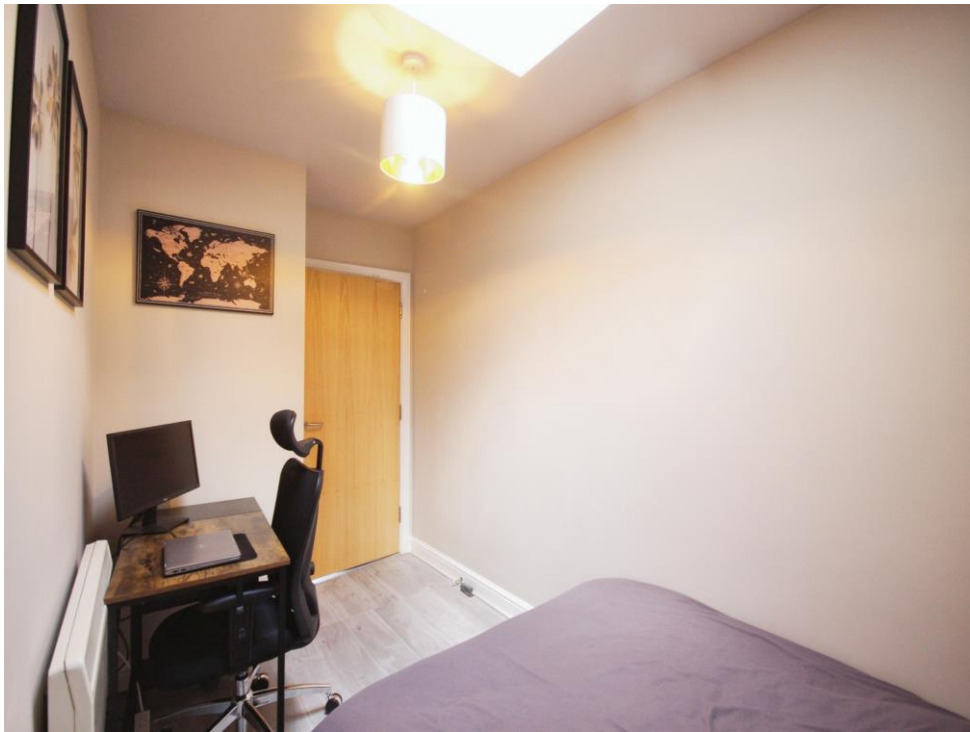
Bathroom

Tiled walls and flooring, WC, wash hand basin, shower over bath, new extractor fan and shower head, double glazed window to side.

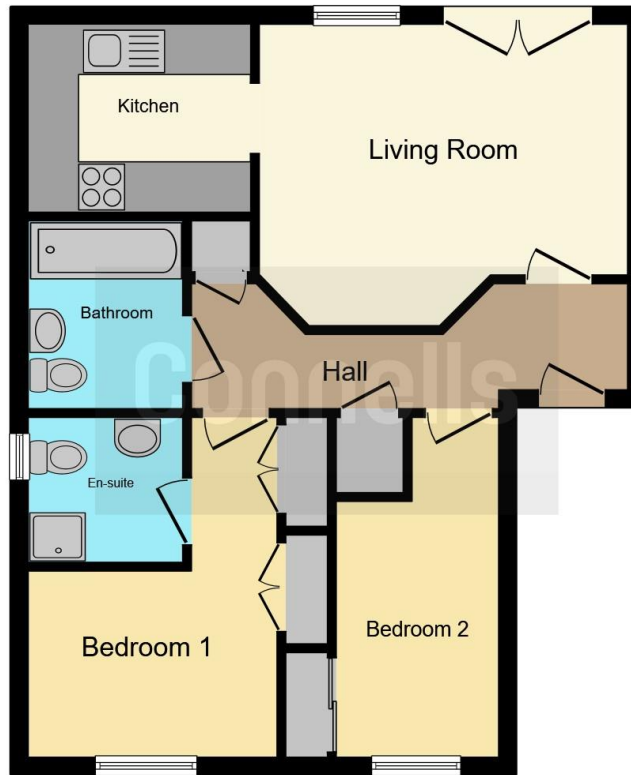
Parking

Secure, gated parking with one allocated parking space.









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

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107025

This is a Leasehold property with details as follows; Term of Lease 123 years from 07 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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