



**Connells**

Wharf Street  
Warwick





### Property Description

This family home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is ideal 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.

The property is within a short 5 minute drive or 25 minute walk of 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.

### Approach

#### Reception Hall

#### Living Room

13' 7" into bay x 11' 9" min ( 4.14m into bay x 3.58m min )

#### Dining Room

11' x 10' 2" ( 3.35m x 3.10m )

#### Kitchen

10' 8" x 5' 2" ( 3.25m x 1.57m )

#### Utility Room

11' 2" x 6' 1" ( 3.40m x 1.85m )

#### First Floor Landing

#### Bedroom 1

11' 9" x 11' ( 3.58m x 3.35m )

#### Bedroom 2

11' x 10' 3" ( 3.35m x 3.12m )

#### Bathroom

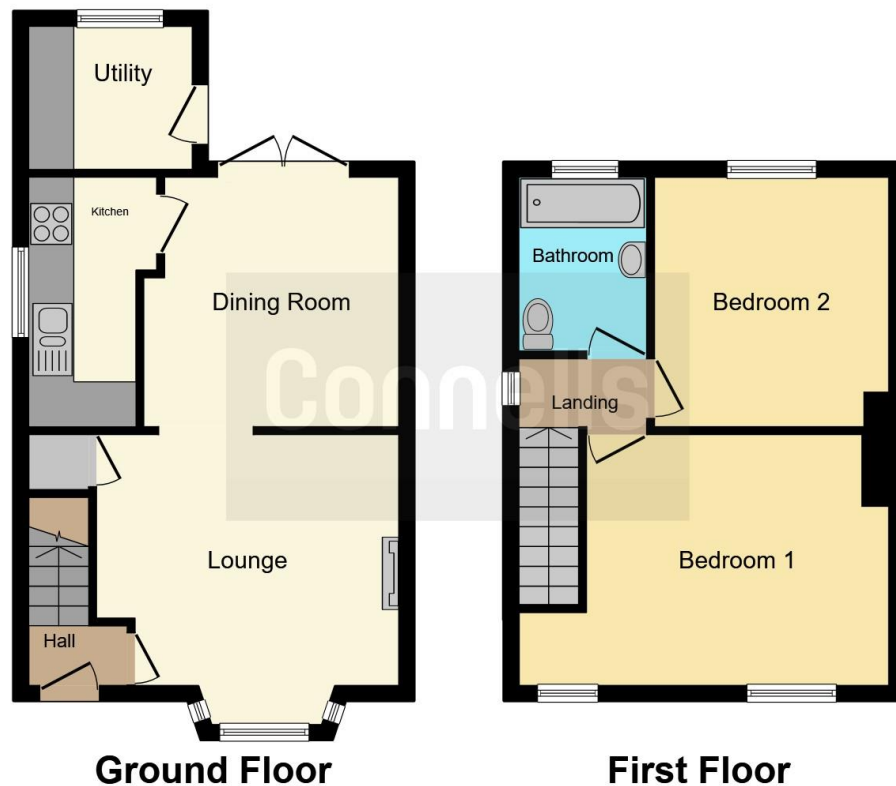


## Outside

To the front of the property there is a gravel area for off road parking with a pathway to the side. Mature shrubs and side access to rear garden.

To the rear is an extensive sided garden with a mix of patio areas, pathway leading to the back of the garden and mature shrubs and trees.





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

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**EPC Rating: D**

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Tenure: Freehold



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