



Connells

Stratford Road
Warwick



Property Description

An attractive family home situated within walking distance of Warwick town centre. This gorgeous family home comprises, entrance hall, light and airy lounge, dining room with a fireplace, good size kitchen with excellent storage and a ground floor cloakroom. On the first floor there are four double bedrooms, a shower room and a family bathroom. There is a front garden, large rear garden and a driveway with ample parking as well as a garage. The property is being sold with no onward chain,

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 10 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.

Approach

Lawned garden and a driveway.

Entrance Hall

Spacious hallway, double glazed window to front and double glazed window to front.

Lounge

13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed window to front, fireplace, wooden laminate flooring.

Dining Room

15' 2" x 11' 10" (4.62m x 3.61m)

Double glazed window and door to rear, fireplace, wooden laminate flooring.

Kitchen

9' 10" x 9' 2" (3.00m x 2.79m)

Fitted with a range of wall and base units and work surface over, space for washing machine and dishwasher, built in double oven, store cupboard - pantry and double glazed window to rear.

Space for fridge freezer off inner hallway and door to side.

Cloakroom

Double glazed window to side and WC.

Landing

Loft hatch, airing cupboard and carpeted flooring.

Bedroom One

15' 5" x 11' 10" (4.70m x 3.61m)

Double glazed windows to front, wooden flooring and store cupboard.

Bedroom Two

15' 8" x 11' 10" (4.78m x 3.61m)

Double glazed window to rear, wooden flooring.

Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to rear, wooden flooring.

Bedroom Four

11' 10" x 8' 8" (3.61m x 2.64m)

Double glazed window to front, store cupboard, wooden flooring.

Family Bathroom

WC, wash hand basin, shower over bath, tiled flooring and double glazed windows to rear.

Shower Room

Double glazed window to side, tiled walls and shower.

Rear Garden

A generously sized, rear garden mainly laid to lawn with mature trees and shrubs. South east facing garden with side access, patio area, shed and an outdoor tap.

Parking

Large drive way with ample parking and a garage.









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

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EPC Rating: E

Tenure: Freehold

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Property Ref: WAR106727 - 0003