



Connells

Sheldon Grove
Warwick



Property Description

A well designed home which has recently been decorated and updated throughout. This stunning home, in brief comprises, spacious lounge, kitchen with appliances and conservatory leading into the lovely rear garden. There are two light and airy bedrooms on the first floor and a family bathroom. The property further benefits from a driveway and a garage. The property sits on a fantastic plot size, showing the property has potential to extend subject to planning permission.

The property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 15 minute walk to Warwick station. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including Co-Op supermarket, Stratwicks Pharmacy, a post office, Woodloes Tavern, BP garage and Priory Medical Centre.

Sheldon Grove is a 7 minute drive or 30 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Approach

Mostly laid to lawn with off road parking for multiple cars, front access to garage and door to;

Lounge

12' 11" x 12' 4" excluding bay window (3.94m x 3.76m excluding bay window)

Double glazed box bay window to front elevation, longline radiator, and stairs rising to first floor landing.

Kitchen

12' 4" x 7' 8" (3.76m x 2.34m)

Fitted with a range of base and wall mounted units with work surface over and breakfast bar, integrated sink and drainer, free standing fridge freezer, electric cooker and hob and washing machine. Archway leading to;

Conservatory

11' 4" x 7' 4" (3.45m x 2.24m)

Doors to rear and fitted radiator.

First Floor Landing

Doors to all rooms and window to side elevation;

Bedroom One

12' 4" x 10' (3.76m x 3.05m)

Window to front, wood style flooring, shelving and radiator.

Bedroom Two

9' 6" x 6' 7" (2.90m x 2.01m)

Window to rear, wooden style flooring.

Bathroom

Obscure glazed window to rear, bath with shower over, vanity wash hand basin, and W/C.

Outside

Block paved patio with shrubs to rear, steps up to laid lawn and further paved patio to the side of the garage.

Garage

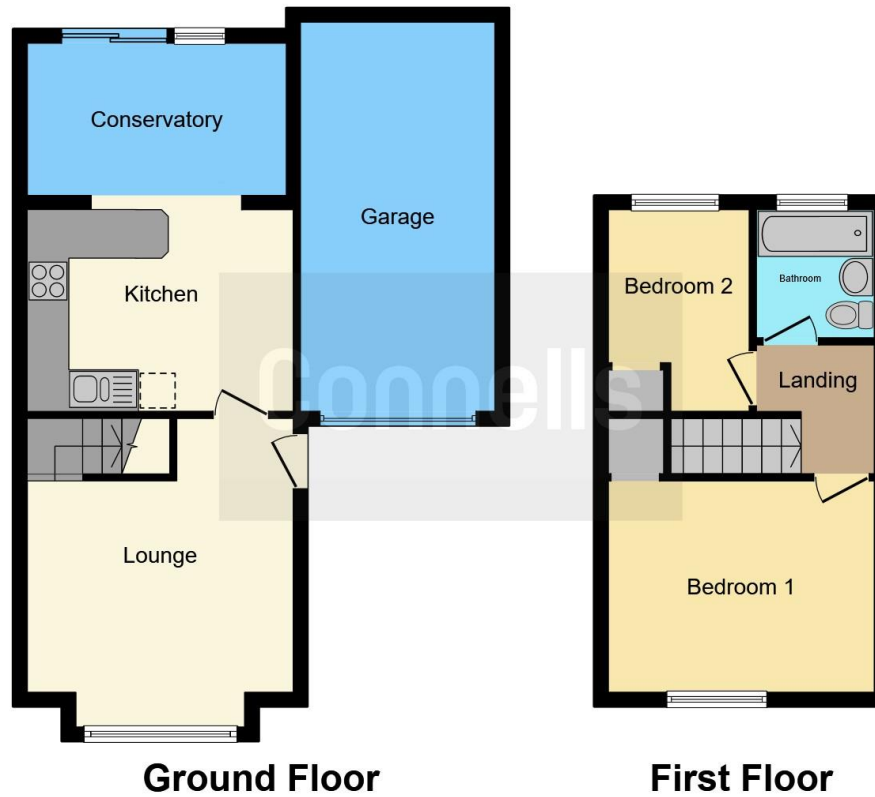
Vendors Notes

Since owning the property, our sellers have upgraded the heating system to a Bosch combination boiler, replaced windows and front door.









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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