



Birch End WARWICK CV34 5GQ

for sale offers over
£200,000



Property Description

A gorgeous two bedroom property offering a perfect combination of space and natural light throughout. There is spacious lounge diner with dual aspect, a separate kitchen with ample storage and built in appliances. There are two light and airy double bedrooms with the primary bedroom benefiting from an ensuite and built in wardrobes! In addition to the ensuite, there is a modern family. This lovely home comes with a secure, allocated parking space.

Birch End 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 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.

The property is within a short 8 minute drive or less than a 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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Entrance Hall

Store cupboard, laminate flooring and loft hatch.

Lounge Diner

14' 11" x 10' 9" (4.55m x 3.28m)

Dual aspect windows and laminate flooring.

Kitchen

11' x 8' 4" (3.35m x 2.54m)

Fitted with a range of wall and base units with work surface over, built in fridge freezer, dishwasher, washing machine, microwave, oven, hob and extractor fan. Window and spotlights.

Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m)

Window, wardrobes and laminate flooring.

Ensuite

Tiled floor and part walls, WC, wash hand basin, shower, spotlight and window to front.

Bedroom Two

10' 9" x 8' 5" (3.28m x 2.57m)

Window and laminate flooring.

Bathroom

Shower over bath, WC, wash hand basin, tiled flooring and walls, spotlights and window to front.

Parking

Secure allocated parking for one car.

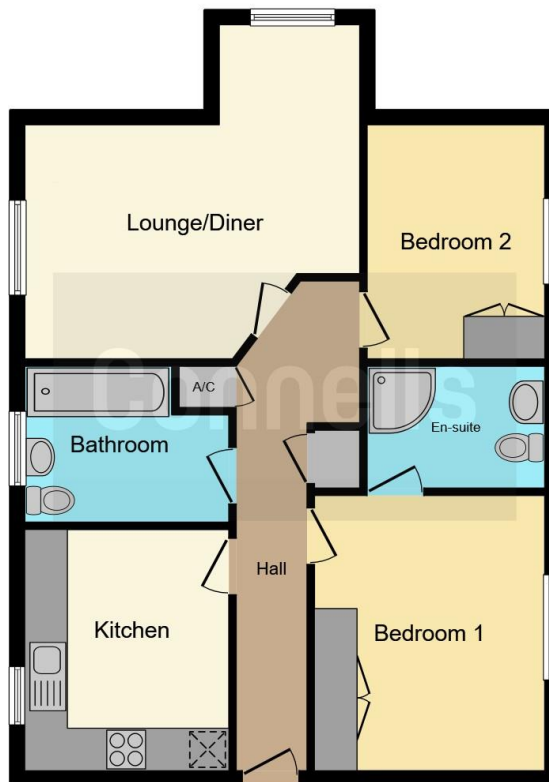
Vendors Notes

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









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
 WARWICK CV34 4AP

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2400.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107137

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2000. 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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Property Ref: WAR107137 - 0004