



Connells

West End Court
Warwick

West End Court Warwick CV34 6NA

for sale offers over
£210,000



Property Description

This superb home is located in the sought after area of Warwick town centre and boast private off road parking and excellent storage. This home is being sold with no onward chain, ideal for first-time buyers, downsizers or investors.

This charming home invites you in through the entrance hall, leading you into the kitchen on your left. The kitchen offers plenty of cupboard and worktop space, perfect for food preparation. There is a dual aspect lounge to the rear with an electric fireplace for cosy evenings and unwinding. There is also a ground floor guest cloakroom for added convenience.

Upstairs is the family bathroom and two light and airy double bedrooms.

The Location

West End Court is well situated in the heart of Warwick. The property is within easy reach of the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

Approach

Mature shrubs and brick built storage cupboard.

Entrance Hall

Tiled flooring.

Cloakroom

Window to side, WC and wash hand basin.

Lounge

12' 1" x 11' 2" (3.68m x 3.40m)

Dual aspect lounge with an electric fireplace, understairs storage and carpeted flooring.

Kitchen

9' 7" x 4' 11" (2.92m x 1.50m)

Fitted with a range of wall and base units with work surface over, built in oven, electric hob and extractor fan, sink and tiling to splashback, space for fridge freezer and washing machine and tiled flooring.

Landing

Store cupboard and carpeted flooring.

Bedroom One

11' 2" x 9' 5" (3.40m x 2.87m)

Window to front, storage cupboard and carpeted flooring.

Bedroom Two

7' 11" x 7' 8" (2.41m x 2.34m)

Store cupboard and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, tiled flooring and window to side.

Parking

Allocated parking - No.11.









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

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107477



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107477 - 0002