



Wade Grove

WOODLOES PARK, WARWICK, CV34 5JZ

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This detached bungalow is situated in the popular area of Woodloes Park in a no through road. Easily accessible to all major transport links and Warwick Parkway Train Station as well as being in close proximity to local amenities, Warwick Castle, Churches and both primary and secondary schools.

Property at a glance

Detached Bungalow

Two bedrooms (was built as a 3 bedroom)

Two shower rooms

Substantial sized plot

Stunning gardens

Parking for at least four cars

Living room & separate dining area

29ft tandem garage / work shop

EPC Rating – D





In brief the property comprises of; entrance with storage cupboard, living room, dining area (this was formerly bedroom 3), kitchen, master bedroom with built in wardrobes and a further second double bedroom with built in wardrobes, an older style shower room and a larger re fitted shower room.

To the rear is an immaculate enclosed garden, mainly laid to lawn with patio area with lots of established trees, shrubs and borders, there is also a further 'secret garden' to the right hand side that's a hidden gem and very secluded / totally private.

Further benefits include double glazing and gas central heating throughout, it has a large 29 foot tandem garage / workshop too and it is also close to the canal that provides great dog walks and cycling routes and is within close proximity to the country lane, that comes out opposite the Riding School / Saxon Mill, along with the connection to various public rights of way.

This property also offers plenty of scope for any potential buyer to update / extend and the chance to put their stamp on it, there is also NO ONWARD CHAIN.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

“Mum and Dad used to love the gardens.

They had some wonderful family parties and BBQ's in the beautiful grounds and the grand kids loved playing there too.”



“Their favourite bit – The Garden”

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Warwick District Council

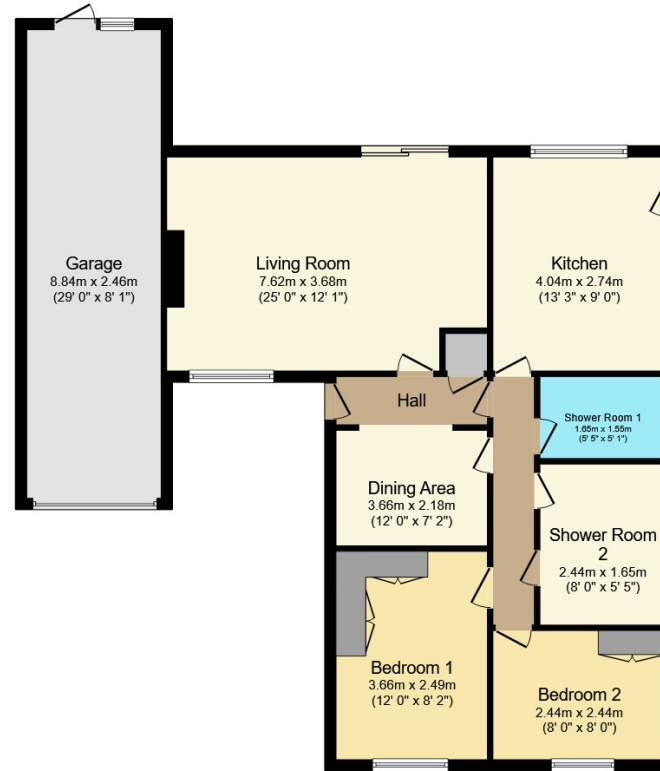
Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

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Floor Plan

Floor area 106.6 m² (1,147 sq.ft.)

TOTAL: 106.6 m² (1,147 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.PropertyHubx.in

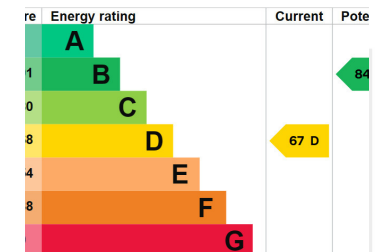


Amenities/Distances

Close to all local amenities, schools, transport links, parks and the canal.

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

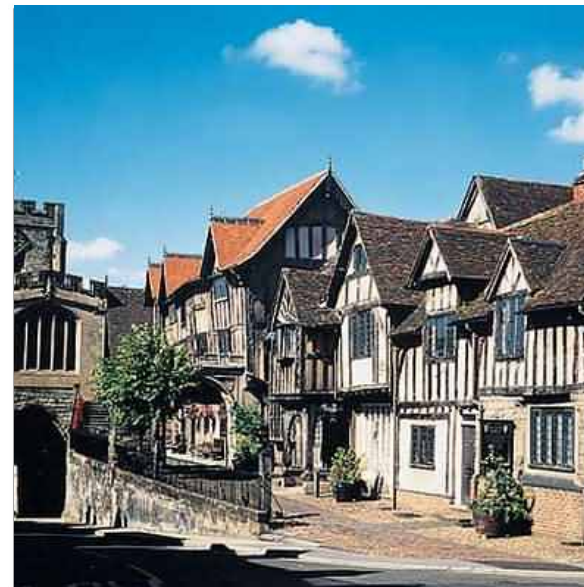
Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west..



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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