



West Street

WARWICK, CV34 6AB

Keri Robinson
The **Leamington & Warwick** Property Expert





Beautiful historic home benefiting from a wealth of character features and history throughout. Comprises a cloakroom/WC, outstanding re-fitted kitchen with access to an orangery, wonderful sitting room, four bedrooms and two bathrooms.

Property at a glance

Stunning Grade II Listed Building Close to Town Centre

Believed To Date Back To The 15th Century

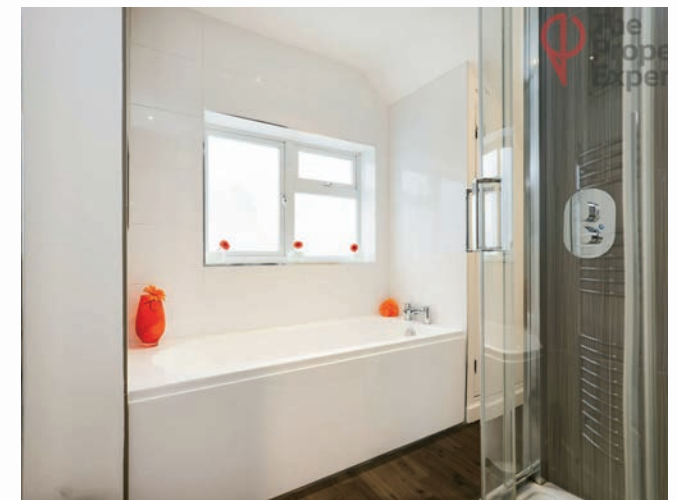
Superb Dining Kitchen, Two Reception Rooms

Beautiful South Facing Garden

4 Bedrooms

2 Bathrooms

EPC rating - D





Very rarely does the opportunity to secure a period property with such outstanding historical attributes arise as in this stunning Grade II listed residence situated close to the historic town centre of Warwick.



“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

“What do I like best about West Street? I love the quirkiness of the historic features; I love the beams and the wonky walls and the different levels as I move through the house; I love the contrast between ancient and modern; I love the feeling of walking in the footsteps of our predecessors from the last ~500 years; I love the cosiness of the lounge as I settle down to enjoy a relaxing evening; I love sitting on the front courtyard watching the world go by; I love being so close to the centre of Warwick; I love the community of West Street.”



Directions

West Street is just a short walk from the historic city center and offers convenient access to the M40, making it easy to reach Birmingham, Oxford, Bicester, and London. Additionally, the local train network provides a direct commute to Marylebone in under an hour and a half.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Warwick District Council
Town Hall, Parade
Royal Leamington Spa, CV32 4AT.
www.warwickdc.gov.uk/site/
Tel 01926 450000
Tax band - F

Viewing Arrangements

Viewing strictly by appointment with sole agent
Keri Robinson - 07366235314
keri.robinson@thepropertyexperts.co.uk

Amenties/Distances

Town Centre 0.5 mile

Coten End Primary School 0.9 mile

Train Station 0.9 mile

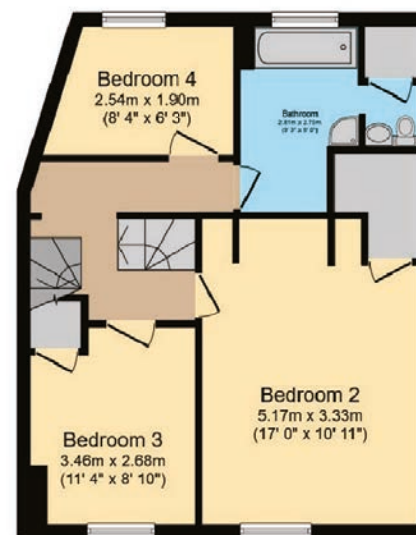
Airport 21.3 miles

Warwick University 8.9 miles

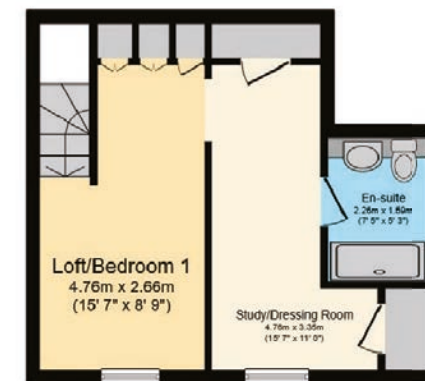
Hospital 1.2 miles



Ground Floor



First Floor



Second Floor

Total floor area 137.4 m² (1,479 sq.ft.) approx

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	

About the Area

Warwick

Warwick is a charming market town in Warwickshire, England, known for its rich history and stunning medieval architecture. Dominated by the iconic Warwick Castle, the town offers a blend of historical landmarks, picturesque streets, and scenic countryside. With a vibrant local community, a range of shops, cafés, and cultural events, Warwick combines the best of traditional British heritage and modern amenities. It is well-connected by road and rail, making it an attractive destination for both residents and visitors.



Warwickshire

Warwickshire is a picturesque county in the heart of England, renowned for its rolling countryside, charming villages, and rich historical heritage. It is home to iconic landmarks such as Warwick Castle and the birthplace of William Shakespeare in Stratford-upon-Avon. The county offers a mix of rural beauty and vibrant towns, with excellent transport links to nearby cities like Birmingham and Oxford. Warwickshire is a popular destination for those seeking a blend of history, nature, and modern living.



Keri Robinson

The **Leamington & Warwick** Property Expert

📞 07366 235314

🌐 thepropertyexperts.co.uk

✉ Keri.Robinson@thepropertyexperts.co.uk

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, evenings and weekends 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
-

***“Having dealt with Keri at The Property Experts recently,
I can only describe her as a breath of fresh air!”***

***Her local knowledge is excellent and she clearly cares
about, and understands the house selling process fully.***

***Thank you so much for all of your help and I would have no
hesitation in recommending you to friends and family!”***

Michael



Scan QR code
to follow me on
social media

