



# Perrywood Way

WARWICK, CV34

## Keri Robinson

The **Leamington & Warwick** Property Expert





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**Perrywood Way in Warwick is a modern residential street in the Myton & Heathcote area, close to local shops, schools, and transport links. It's a convenient spot for families and commuters, with easy access to Warwick and Leamington Spa.**

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**Property at a glance**

Modern Home On Sought After Development

NO UPWARD CHAIN

Entrance Hall, Cloakroom/WC

Dining Kitchen, Sitting Room

Two Double Bedrooms, One With En-Suite, Bathroom

Lovely Rear Garden, Two Parking Spaces

EPC Rating – B





A well presented modern home on a south after development available with NO UPWARD CHAIN and comprising entrance hall, cloakroom/WC, dining kitchen, sitting room, two double bedrooms, one with en-suite shower room and family bathroom. Also benefiting from two parking spaces and lovely rear garden, a viewing on this property is essential.



“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”

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## The Seller's View

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I chose to buy a house on Perrywood Way in Warwick for its blend of modern living and convenient location. The property offers contemporary design, off-road parking, and a private garden—ideal for my lifestyle. Its proximity to Warwick town centre, Leamington Spa, and local amenities like The Shires Retail Park and nearby schools adds to its appeal.

Additionally, the area provides excellent transport links, including access to the M40 motorway and nearby train stations, making commuting straightforward. Overall, Perrywood Way offers a comfortable and well-connected environment, aligning perfectly with my needs.

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## Directions

Leamington Spa train station is approximately 1 mile from Perrywood Way, with a typical journey time of around 3 minutes by car. The station offers services operated by Chiltern Railways and West Midlands Railway, providing connections to destinations such as Birmingham, London, and Stratford-upon-Avon.

## Services

Main water, gas and electric

## Tenure

Freehold

## Local Authority & Tax Band

Warwick District Council  
Royal Pump Rooms, Parade,  
Leamington Spa CV32 4AA  
www.warwickdc.gov.uk  
Tel 01926 450000  
Tax band - C

## Viewing Arrangements

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

## Amenties/Distances

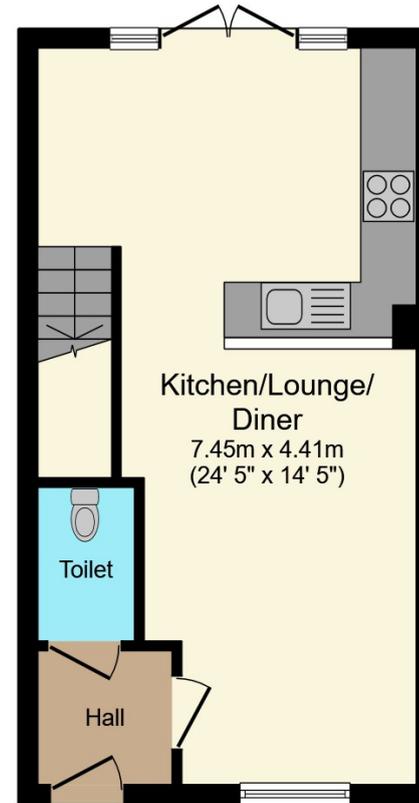
Town Centre 1.9 miles

Coten End Primary School 1.6 miles

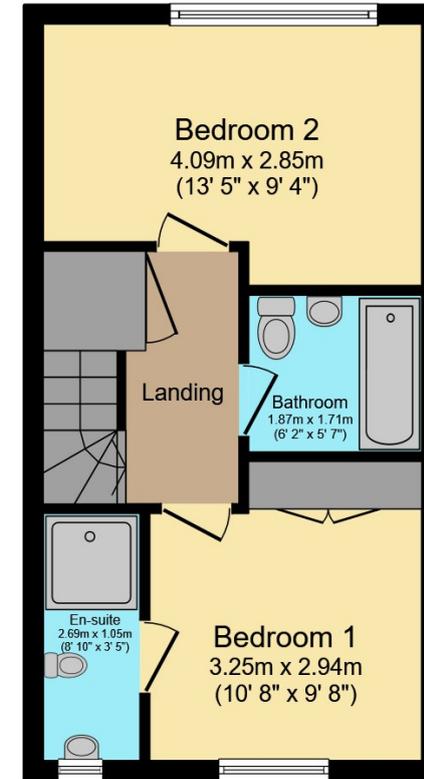
Warwick Train Station 2.4 miles

Leamington Spa Train Station 1.4 miles

Warwick Hospital 2.7 miles



**Ground Floor**



**First Floor**

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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Very energy efficient - lower running costs		Current	Potential
(92+)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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# About the **Area**

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## Warwick

Warwick is a historic market town in the heart of Warwickshire, renowned for its rich heritage and stunning medieval architecture. Dominated by the iconic Warwick Castle, a 1,100-year-old fortress overlooking the River Avon, the town offers a glimpse into England's past. Its charming streets are lined with timber-framed buildings, independent shops, and traditional pubs.

With origins dating back to Saxon times, Warwick blends history with modern-day culture, making it a popular destination for visitors and a picturesque place to live.



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## Warwickshire

Warwickshire is a scenic county in central England, known for its historic towns, rolling countryside, and literary heritage as the birthplace of William Shakespeare. Highlights include Warwick Castle, Stratford-upon-Avon, and charming market towns like Leamington Spa. Blending tradition with modern living, Warwickshire offers a balance of rural charm and vibrant community life.

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# Keri Robinson

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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, 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
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*“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*



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