



# Wedgnoek Green

WARWICK, CV34 5EQ

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert









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**This traditional and very well presented three bedroom mid terrace is set in a popular area and close to all local amenities, parks, transport links and located in the outstanding Coten End Primary School catchment area.**

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#### Property at a glance

Traditional terraced house

Three double bedrooms

White modern family bathroom & downstairs WC

Extended open plan living / integrated kitchen dining space

Utility room

Driveway parking

Enclosed landscaped rear tiered garden

Close to all local amenities, schools, parks etc.

Ideal family living

EPC Rating – D







In brief the ground floor comprises of; entrance porch, hallway with access to boot room / storage and modern white WC, it then has an open plan extended and highly modern open plan / living / integrated kitchen dining space with two Velux windows, double doors out to the decked area and has access to the utility room. The kitchen is stunning and very light and airy and has integrated cooker and dishwasher with separate island that houses the hob and has four stools for seating - it really is the ideal entertaining space.

Upstairs there are three very good-sized double bedrooms, the master benefitting from built in wardrobe's and there is a very modern re fitted white family bathroom suite.

To the rear of the property is a very tastefully landscaped, well established enclosed rear garden. It has a raised decked area just off the kitchen then two lots of wooden steps down to the lawn area and at the top there is a stunning pebbled area with seating and BBQ, ideal for those summer evenings, there is also a shed for storage. The front is a pebble driveway with parking

Further benefits include are the fact the current owners have put a lot of effort in to modernising and extending this property and it offers incredible open plan family living and must be viewed to see what it has to offer.



“For me there are few properties that come to the market that compare to this property. It is ideal for first timers, professionals or a small family.

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## The Seller's View

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"We love the open plan living / kitchen / dining area - we wanted this space to work for our young family and also to use it for entertaining - being able to keep an eye on small children while cooking and have conversations while hosting has been a huge bonus to us.

With the house being on the brow of a small hill, where ever you're sitting you're looking out at the garden or sky. It stays lovely and cool in the hottest months and is a lovely and bright space."



"Our favourite room – Open plan family area"



Services

Main water, gas and electric

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - C.

EPC - D.

Mobile Coverage: 4G coverage is available in the area - please check with your provider  
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 22MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Viewing Arrangements

Viewing strictly by appointment with sole agent  
Nathaniel Cleaver - 07793 363210

Amenties/Distances

Close to all local amenities, shops, schools, train station, parks and hospital.

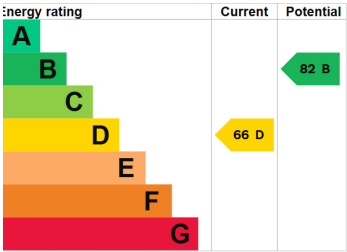


Total floor area: 111.5 sq.m. (1,201 sq.ft.)

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.Propertybox.in

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.





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# About the Area

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## Warwick

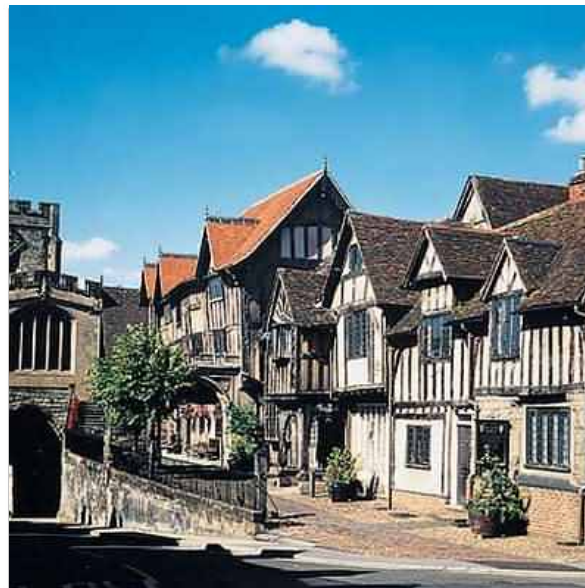
Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster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



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## 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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# Nathaniel Cleaver

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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

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*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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