

est. 1943
Loveitts

part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Kirby Avenue, Warwick, CV34 5YY

Property Description

***POTENTIAL TO EXTEND (STPP) - NO ONWARD CHAIN** Loveitts are delighted to present a lovely spacious three bedroom semi detached set in the highly sought after residential area of the Woodloes, the property is close to all amenities and excellent for motorway access.

The property is well presented offering a spacious lounge with wood effect laminate flooring throughout this leads to the dining room area again with laminate flooring and then to a light and airy conservatory to sit and relax in the sunshine. The kitchen is fitted with a range of wall and base units and space for white goods.

To the first floor you have two good sized doubles and a good size single bedroom with the family bathroom with shower over the bath. The outside of the property has a garage and drive way to the front and the back has a very low maintenance patio garden which is privately fenced.

The property is offered with no onward chain.







Total floor area 101.5 m² (1,092 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Key Features

- Potential To Extend (STPP)
- Beautifully Presented
- Large Conservatory
- Garage
- Off Road Parking
- Open Plan Lounge / Diner
- Amenities Close By
- Great For School Catchments
- Council Tax Band C
- EPC Rating E

Guide Price
£300,000

EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority -