



**4 Bed  
House  
located in**

**West Tarn 14 Greville  
House, Priory Road  
Warwick  
CV34 4AE**

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £495,000

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A very exciting opportunity to acquire a beautifully presented, flexibly planned, three storey townhouse, providing up to four bedrooms, two reception rooms, first floor living room and two secure, off-road parking spaces. The property nestles in the heart of the county town and enjoys all the benefits of town centre living.

A very exciting opportunity to acquire a beautifully presented, flexibly planned, three storey townhouse, providing up to four bedrooms, two reception rooms, first floor living room and two secure, off-road parking spaces. The property nestles in the heart of the county town and enjoys all the benefits of town centre living.

Canopy porch with double glazed front door opening into the

#### **WIDE AND SPACIOUS RECEPTION HALL**

with radiator and door opening to deep shelved cupboard, and further door opening into a linen cupboard with heated towel rail and slatted wooden shelf.

#### **CLOAKROOM/UTILITY**

with low level WC, wash hand basin set on vanity worksurface with space and plumbing for washing machine under, radiator, extractor fan and double glazed window.

#### **SNUG OR DINING ROOM**

10'9" max x 9'0" max

with double glazed front window and radiator.

#### **FULL WIDTH FITTED DINING KITCHEN**

17'7" x 12'4" max reducing to 9'1"

In the kitchen area there is extensive roll edge work surfacing incorporating the Bosch four ring gas hob and a 1 & 1/4 bowl single drainer sink unit with mixer tap. Range of base units beneath incorporating the slimline dishwasher and John Lewis electric oven. Range of eyelevel wall cupboards with under unit lighting and cooker hood, wall mounted Baxi gas fired central heating boiler, double glazed patio doors opening to the rear garden, and three glazed wall mounted display cabinets.

#### **FULL WIDTH FIRST FLOOR LIVING ROOM**

17'5" x 10'9"

with twin double glazed windows to the front and radiators.

#### **MASTER BEDROOM ONE (REAR)**

15'4" x 9'3" max including wardrobes

This delightful room has twin double glazed windows, radiator, four-door fitted range of wardrobes with hanging rail and shelf.

#### **BEAUTIFUL REFURBISHED ENSUITE SHOWER ROOM**

with large double shower cubicle with adjustable shower, wash hand basin set in vanity unit and low level WC. Heated towel rail and large tiled areas, downlights, extractor fan and shaver point.

Staircase proceeds from the first floor landing to the second floor landing with access to the roof space.

#### **FAMILY BATHROOM**

has a white suite with panel bath having mixer tap and tap secured adjustable shower, wash hand basin with mixer tap, and vanity cupboard under, low-level WC, tiled areas, radiator, extractor fan, downlights, and double glazed Velux roof light.

#### **BEDROOM TWO (REAR)**

10'9" excluding wardrobe x 9'5"

with window, radiator, and the dimensions exclude a fitted double door, full height wardrobe.



#### **ENSUITE SHOWER**

with fitted shower cubicle, wash hand basin, low-level WC, tiled areas, radiator, and obscured double glazed window.

#### **BEDROOM THREE (FRONT)**

11'0" max x 9'0" max  
with radiator and double glazed window.

#### **BEDROOM FOUR**

11'3" max x 8'0" max  
with double window and radiator.

#### **OUTSIDE**

Small fore garden and path at the front of the property leads to the front door.



#### **TO THE REAR OF THE PROPERTY**

there is a neat, enclosed patio garden with elevated shrubbery borders and timber garden shed. A gate gives access to the



### **GATED CAR PARKING AREA**

where we understand there are two allocated car parking spaces for the property.

### **GENERAL INFORMATION**

The property is freehold.

All mains services are connected.

5 minutes walk to the station.

2 minutes walk to Priory Park.

3 minutes walk to St Nicholas's Park and Church.

Please note, there is a service charge on the property for the upkeep of the main development and from 1st July to the 31st December, 2023 the amount was £270.50

Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.



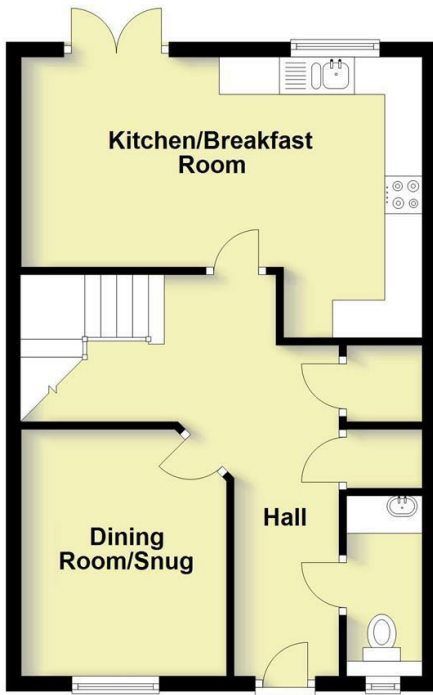


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4AE**



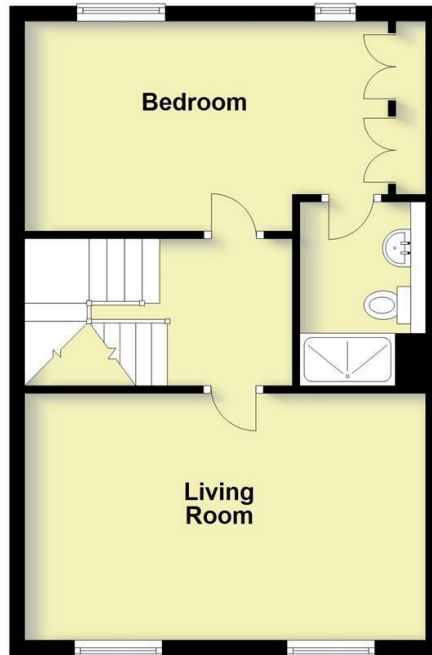
### Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



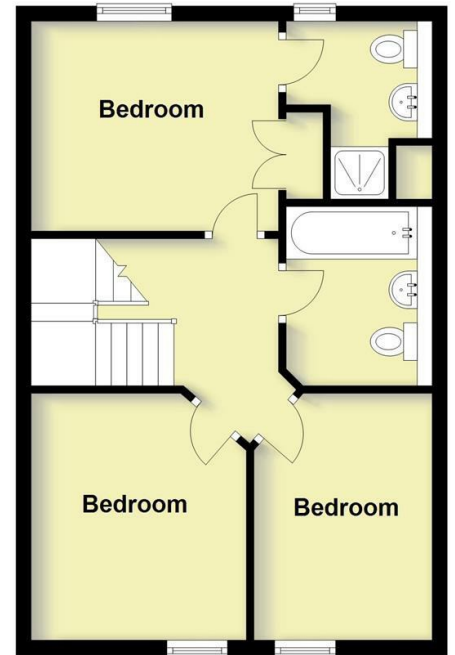
### First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



### Second Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 132.4 sq. metres (1425.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>78</b>	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)



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