



4 Bed House

22 Wilmhurst Road
Warwick
CV34 5LN


MARGETTS
ESTABLISHED 1806

Price Guide £378,500

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Forming part of a popular development just outside of the town centre of Warwick, this modern and beautifully presented 3/4 bedroom townhouse is offered with no upward chain and viewing is warmly recommended. Benefitting from the addition of a conservatory, integral garage, and shower room, the property has lots of flexible family accommodation.

Entrance

Canopy porch and double glazed front door with side window open into the

Reception Hall

with radiator and under stairs storage cupboard.

Cloakroom and Shower

with fully tiled shower cubicle, wash hand basin, low-level WC, radiator, and tiled floor.

Utility Room

8'2" x 5'4"

with work surfacing incorporating a single drainer sink and base units beneath. Space for tumble dryer and space for washing machine. Radiator, and double glazed door to the rear.

Bedroom 4/Study/Family Room

18'7" x 11'11"

with radiator, double glazed window and French doors to the side of the property.

Staircase proceeds from the entrance hall to the first floor landing , with radiator and window.

Lounge

12'9" x 11'2"

with double glazed window, radiator, coved ceiling, fire setting with hearth and surround.

Full Width Dining / Fitted Kitchen

11'2" x 17'7"

with work surfacing incorporating a one and a quarter bowl single drainer sink with mixer tap and a Bosch four ring induction electric hob. comprehensive range of base units and drawers beneath incorporating the Bosch full-size dishwasher. Two large cupboards incorporating the Bosch oven, larger cupboards incorporating the cooker hood with under unit lighting. Further base unit with cupboards beneath radiator, double windows to the rear and down lighters.

Staircase from the first floor landing proceeds to the second floor landing with access to the roof space. Off the landing there is a linen cupboard with slatted wood shelving and insulated hot water cylinder.

Bedroom 1 - Rear

12'9" inc. wardrobes x 10'0"

with radiator and double glazed window and the measurements include, a fitted range of wardrobes.

Bedroom 2 - Front

10'4" x 7'10" excl door recess

with double glazed window to the front and radiator.



Bedroom 3 - Rear

9'5" x 7'3"

with radiator and double glazed rear window.

Family Bathroom

The bathroom has a P shaped bath with mixer tap and shower over together with low level WC, wash hand basin and set in drawers with tiled splashback and mirror, extractor fan, double glazed window and heated towel rail.

OUTSIDE

To the front of the property, there is a tarmac adam driveway providing parking and giving access to the

SINGLE INTERGAL GARAGE

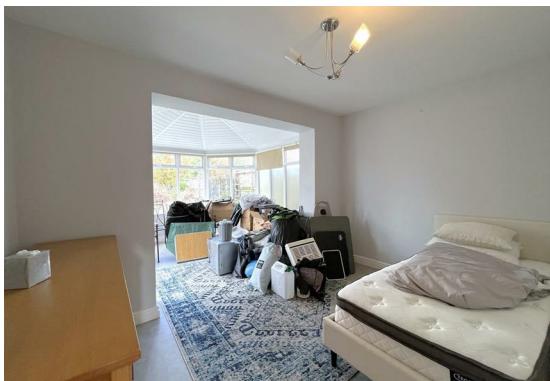
with roller doors, electric light, power and personal door into the reception hall.

Rear Garden

The rear garden has been hard landscaped for ease of maintenance with perimeter border stocked with a wide range of shrubs and plants.

GENERAL INFORMATION





We believe the property to be freehold and all main services are connected.



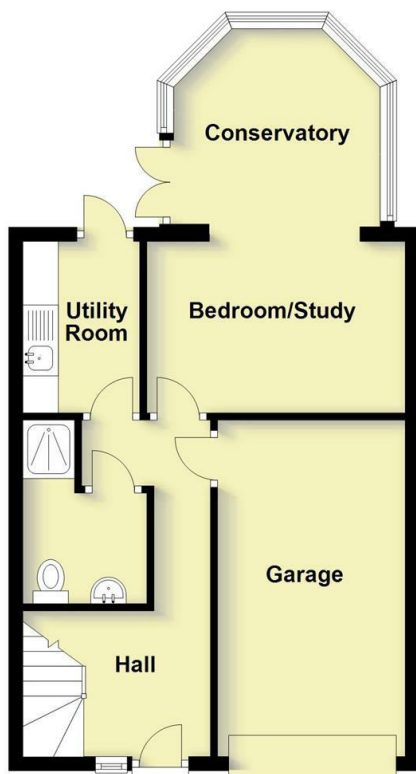


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Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



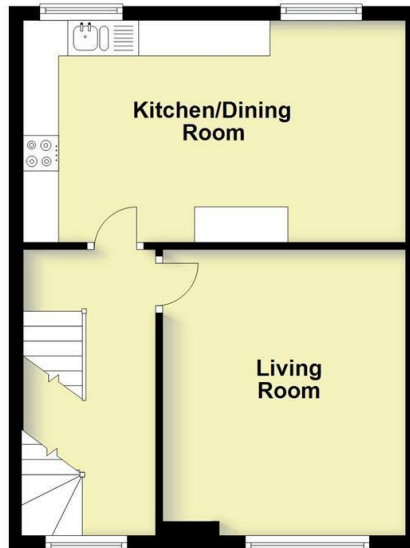
Total area: approx. 125.8 sq. metres (1354.2 sq. feet)

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



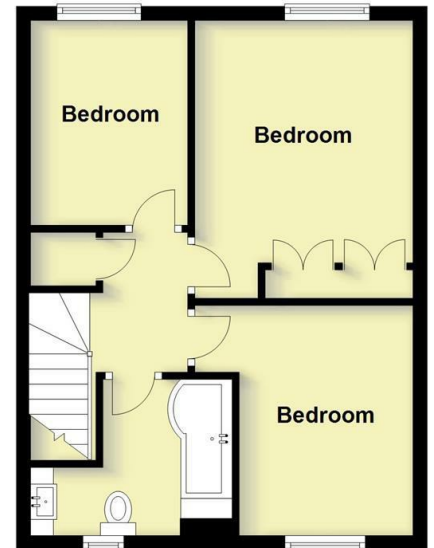
First Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



Second Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

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