CHANGE HOMES

2 Cranmer Grove, Warwick, CV34 6EP

Offers over £500,000

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2 Cranmer Grove

Warwick, CV34 6EP

Offers over £500,000

- Four Bedrooms
- Corner Plot
- Phase 1 Warwick Gates
- Spacious Reception Rooms
- Three Bathrooms
- Garage
- Scope To Extend STTP
- Popular Location

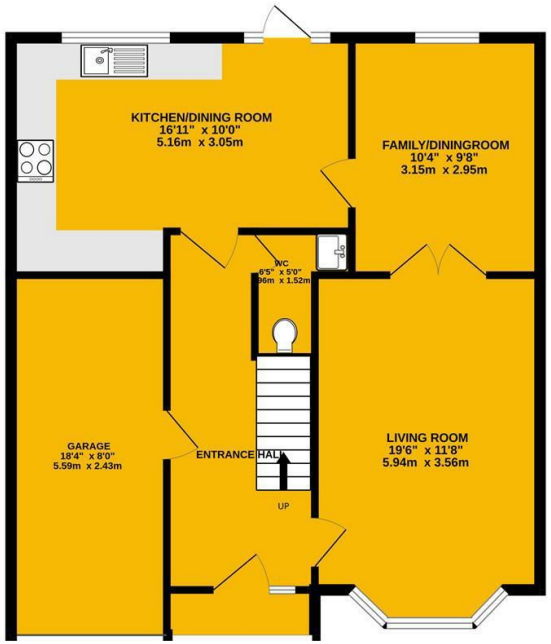
OPEN HOUSE SATURDAY 13TH JULY BY APPOINTMENT ONLY Detached, Corner Plot & Scope To Extend** Welcome to Cranmer Grove, located on the first phase of Warwick Gates stands this four bedroom detached family home. Occupying a corner plot this property has got fantastic scope to extend or modify subject to planning. This property briefly comprises; entrance hallway, bay fronted living room, family room/dining room, kitchen diner, WC, landing, bedroom one with en-suite, a further two double bedrooms sharing a jack & jill en-suite, bedroom four and family bathroom. Externally there is parking for three vehicles on driveway, integral garage and private walled rear garden.

Entrance Hallway	
Living Room	19'6 x 11'8 (5.94m x 3.56m)
Family Dining Room	10'04 x 9'8 (3.15m x 2.95m)
Kitchen Dining Room	16'11 x 10'0 (5.16m x 3.05m)
WC	
Landing	
Bedroom 1	16'4 x 10'01 (4.98m x 3.07m)
En-Suite	
Bedroom 2	11'6 x 9'9 (3.51m x 2.97m)
En-Suite	
Bedroom 3	9'9 x 8'8 (2.97m x 2.64m)
Bathroom	
Bedroom 4	9'3 x 7'11 (2.82m x 2.41m)

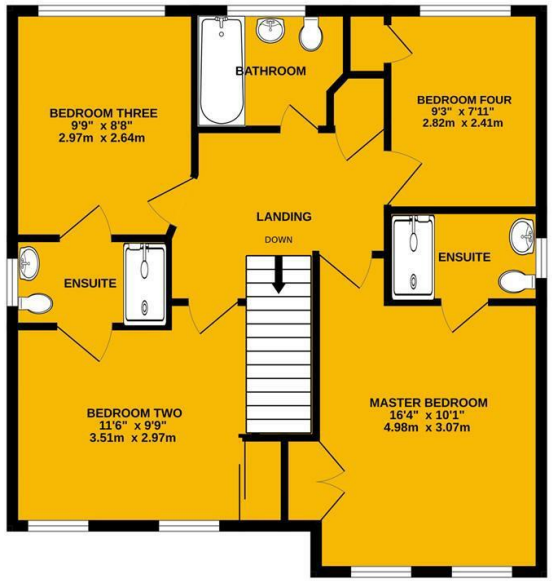
Directions

Floor Plans

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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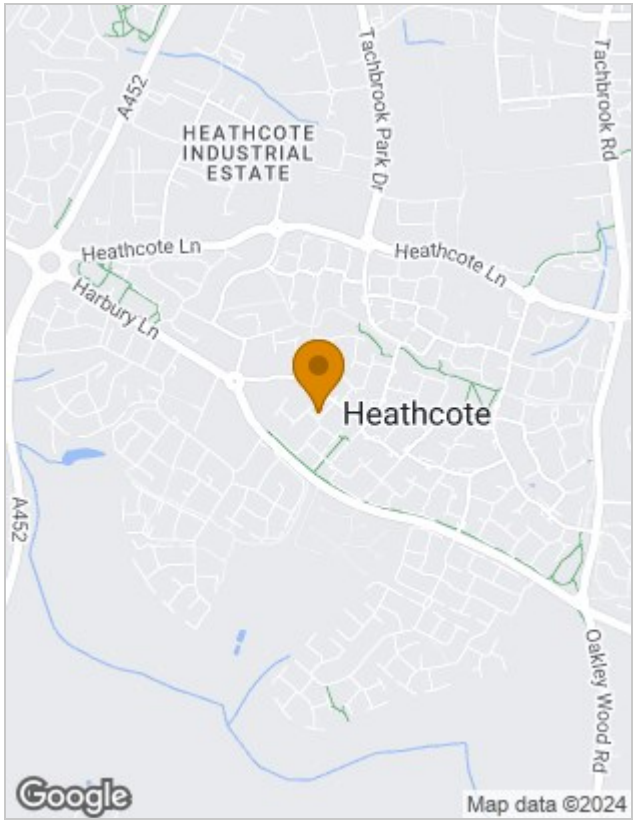
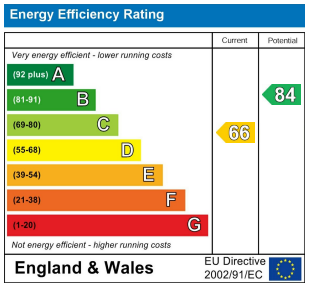
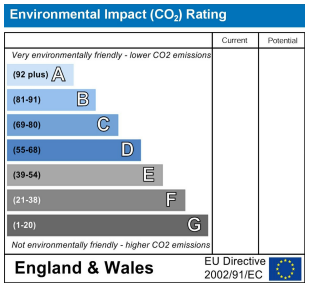
Location Map



Energy Performance Graph





Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.