

Warwick Road, B93



PROPERTY ADDRESS
1469 Warwick Road
Knowle
B93 9LU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Three double bedrooms with planning permission to add a fourth
- Nearly 1700 sqft of accommodation
- Two reception rooms
- Large garden with decked terrace
- Study

Set back from the road behind a lawned front garden and generous driveway with space for three cars, 1469 Warwick Road has plenty of charm with its original curved bay window and an integrated garage built in red brick. The interior has been carefully decorated and furnished to create a bright, welcoming atmosphere and there is a large well maintained back garden. With three good bedrooms and a study, a separate lounge and dining room and a modern kitchen at its heart, this property would make a lovely home with plenty of room to grow and enjoy family life.

The owners have recently replaced the fuse board and heat pump in the boiler and the is a new electric car charging point at the front of the property.

1469 Warwick Road briefly comprises:

Entrance Hall - enter from the porch via glazed internal doors featuring pretty Art Nouveau-style, stained glass details. Solid timber flooring and large double doors leading to the study.

Reception Room (9.19 x 3.63) - with generous curved bay window looking out onto the front garden, this large room makes an ideal family lounge, running the full length of the house, with a glazed rear elevation that incorporates French doors leading to the terrace and back garden. The room is flooded with daylight and carpeted with a neutral deep pile carpet.

Kitchen (2.95 x 2.90) - Positioned at the heart of the home, the kitchen has a view over the back garden and features classic, Shaker-style units finished in dove grey, a sleek timber work surface, contemporary tiled splashbacks, exposed beam mantelpiece and engineered wood floor. Appliances include integrated fridge freezer and double oven and hob. An archway leads to the dining room.

Dining Room (5.38 x 4.04) - This lovely bright dining room benefits from an almost completely glazed rear elevation with another set of French doors leading to the decking and garden beyond. Oak effect laminate flooring and decoration in soft neutral tones make this a calm and welcoming space perfect for entertaining or family mealtimes.

Study (4.57 x 2.21) - enter via doors from the hallway or dining room. This practical study makes an excellent home office with a window overlooking the front garden and a view of the back garden through the dining room. The study has a deep pile carpet and a neutral colour scheme.

WC - with white toilet and wash-hand basin

Master Bedroom (4.47 x 3.66) - Positioned at the rear of the property to take advantage of lovely views of the garden and trees beyond, this double bedroom has a large window running the full width of the room. Built-in furniture below creates a dressing table and lots of useful storage for clothes. The room also has built in full-height wardrobes which are painted as part of the restful pale grey colour scheme. Deep pile luxury carpet.

En-suite - with corner shower, toilet and basin.

Bedroom Two (4.01 x 3.51) - Another generous double bedroom with a pretty bay window is located at the front of the house. Immaculately decorated in soft tones.

Bedroom Three (4.52 x 2.51) - The third double bedroom at the front of the house is light and bright with windows to the front and side elevation.

Bathroom - The family bathroom features modern pale grey marble-effect tiles and a contemporary white suite with bath and shower over, large basin and toilet.

Garage (6.91 x 2.57) - Adaptable long single garage with up-and-over door and access to



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house via an internal door to the dining room.

External - Front garden with lawn, flower beds and block-edged concrete drive, access to back garden via pedestrian gate. Large, fenced back garden with paving and generous deck. Easy to maintain gravel paths and planted borders containing a selection of small shrubs and climbing plants. Log store and small shed.

Council Tax Band - E