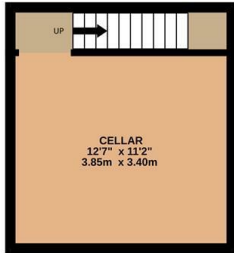


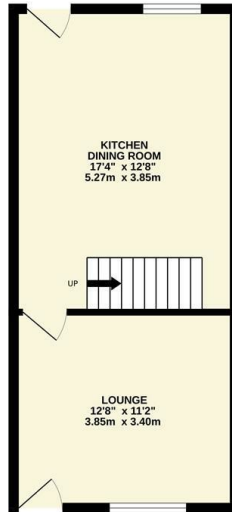
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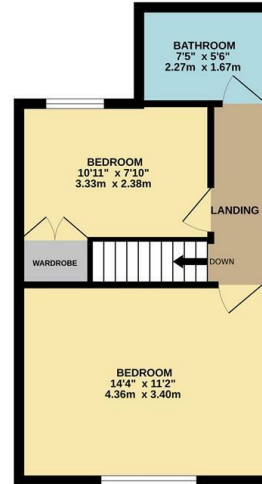
BASEMENT  
174 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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Located in the desirable Coten End area of Warwick, this stylish two double bedroom Victorian terrace is just a short walk from Warwick train station, offering both charm and convenience. Beautifully presented throughout, the property features a welcoming lounge and a spacious open-plan kitchen/dining room—perfect for entertaining. There's also a first floor bathroom, a cellar providing useful storage space, and a stunning south-facing garden that's ideal for relaxing or hosting guests. This characterful home is an ideal first-time buy in a sought-after location.

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