



16 Dovehouse Close, Warwick, CV34 6LL  
Guide Price £275,000

charlesrose.

This charming mid terraced property is located on the ever popular and well positioned Chase Meadows. Positioned on a back road with no passing traffic you will find this well presented modern mid terraced home that has been tastefully decorated and presented throughout with comfort and style in mind. Modern kitchen and bathroom, tasteful decor, well proportioned reception room, two double bedrooms and a charming south facing garden. This really is the perfect turn key property for the prospective buyers.

#### LOCATION

Dovehouse Close is a no through road located on the popular development of Chase Meadow on the outskirts of Warwick. It offer local amenities with restaurants, public house, supermarket and nursery swell as doctors practice and playing fields. The property is only a short drive from both Warwick and Warwick Parkway train stations with routes to Birmingham and further afield. It is located perfectly to take advantage of the major road networks such as A46 and M40.

#### GROUND FLOOR

Upon entering this charming property you are greeted with modern decor and stylish finish. The entrance hallway has been fitted out with some fantastic bespoke storage beneath the stairs with an array of pull out drawers and cupboards. There are doors leading off to the ground floor cloakroom, the well equipped kitchen with an array of integrated appliances and then to the rear there is a well proportioned and spacious open plan living / dining room with double doors accessing the gardens bringing the inside within.

#### FIRST FLOOR

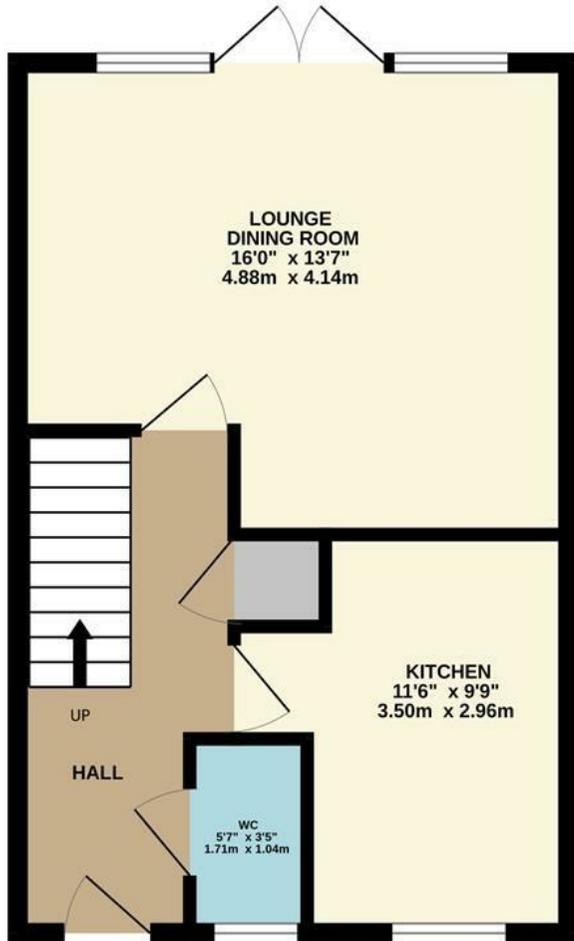
This first floor continues with the tasteful decor on offer. There are two double bedrooms with the main bedroom having fitted storage and handy alcoves. There is also a modern bathroom with a white suite having the shower over the bath, wc, and wash hand basin.

#### OUTSIDE

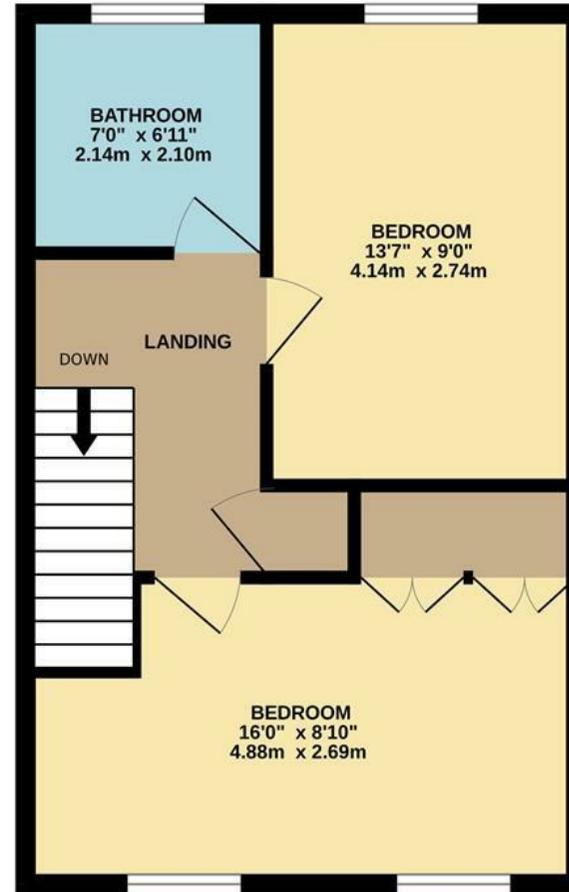
To the front you will find allocated parking on offer on the quiet private driveway. To the rear there is a charming garden on offer, south facing and so takes full advantage of having all day long sunshine. Having a decked seating area together with sleeper borders that are well stocked with colour. The lawns lead you to the foot of the garden where you find a large timber shed.



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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