131 Birmingham Road, Warwick £1,650 Per Month

## charlesrose.



GARDEN ROOM

KITCHEW DINING ROOM 1511" x120" 4.84m x 3.65m UTUTY 104" x55" 3.15m x1.98m FAMILY ROOM 104" x95" 3.15m x2.86m VC 104" x123" 1.64m x0.83m UP LOUNGE 140" x123" 4.27m x3.75m

GROUND FLOOR 597 so.tt. (55.5 sq.m.) approx



1ST FLOOR 397 sq.% (36.9 sq.m.) appro



## charlesrose.

- 01926 832411
- hello@charlesrose.co.uk
- charlesrose.co.uk



A well-presented three bedroom semi detached house available to rent in a popular residential area. The property offers practical living space throughout and a smart finish, ideal for those looking for a comfortable and modern home.

At the front, there's a driveway with parking for several vehicles. Inside, the open-plan kitchen and dining area is bright and spacious, with skylights, bi-fold doors, and a pitched ceiling. The kitchen includes plenty of storage, integrated appliances, and a breakfast bar. The dining area opens directly onto the garden, making it a great space for everyday living.

Also on the ground floor is a separate lounge with a bay window, a utility room with WC and storage, a hallway, and a porch.

Upstairs, you'll find three bedrooms - two spacious doubles and one single as well as a modern family bathroom.

The rear garden is private and not overlooked, with a mix of lawn and paved areas, ideal for low-maintenance outdoor space. The garage has been converted into a fully self-contained garden room with a vaulted ceiling and modern shower room, perfect for use as a home office or occasional guest room.

This property is available from 25th of August 2025

Sorry no students, no sharers.







