



## Ward Grove

Warwick, CV34 6QL

£525,000

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HS Homes is pleased to present this spacious three-bedroom detached bungalow in the heart of Warwick ready to move into, with the added bonus of a converted utility room with patio door access, a window, running water, and electricity.

Upon entering the property, you are welcomed by a long hallway providing access to all rooms. At the front, you'll find the main bedroom and bedroom three, both with large windows overlooking the front garden. Bedroom three currently leads into what was used as an office space, which could be reconfigured or knocked through into the kitchen to create a larger open-plan area. The kitchen, with worktops and cupboards, has a side access door to the external passageway.

The main shower room features a WC, sink, and wet-room facilities, with clinical flooring fitted throughout the property for its previous use. To the rear, bedroom two enjoys garden views, while the generous lounge boasts a fireplace and sliding patio doors into a bright, fully glazed conservatory. From here, further patio doors open into the rear garden, which is mostly paved and arranged over two levels, with seating areas both adjacent to the property and on the elevated section at the rear.

This property is brimming with potential, whether for residential use or as an investment project, and must be seen to be appreciated.

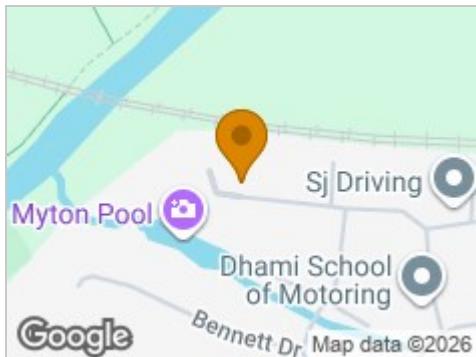


Tel: 0121 430 4448

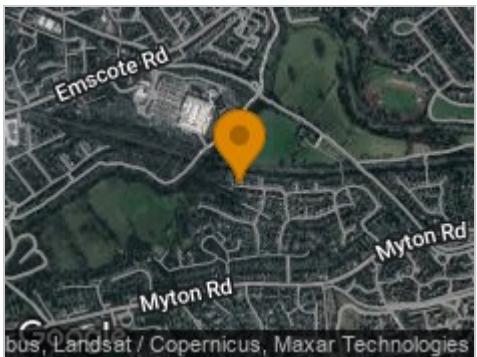




## Road Map



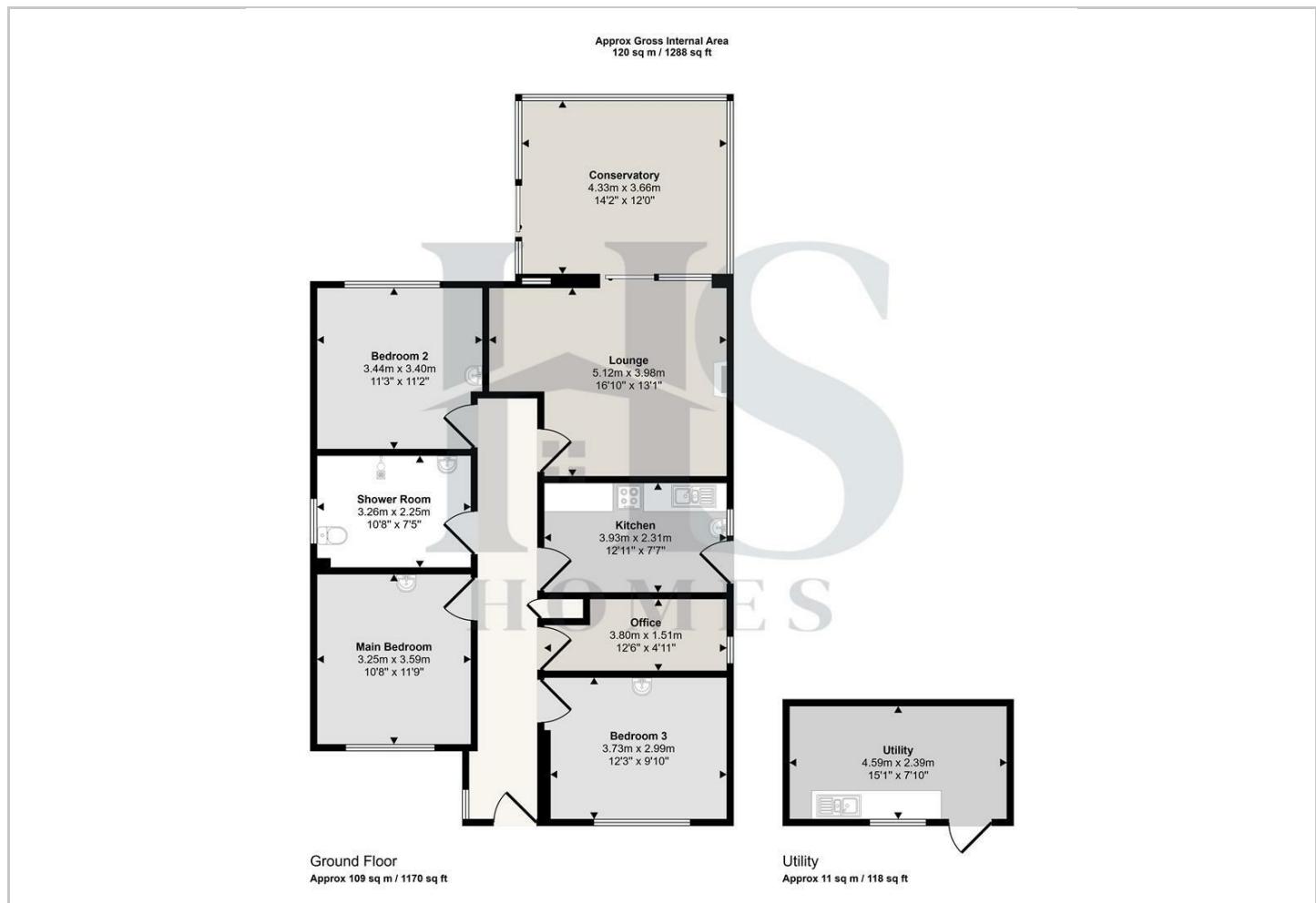
## Hybrid Map



## Terrain Map



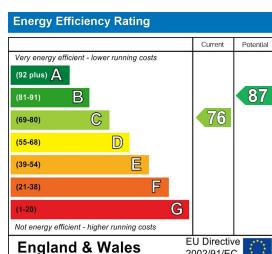
## Floor Plan



## Viewing

Please contact our HS Homes of Warwickshire Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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