



Wesson Road, Warwick, CV34 7BT

Guide price £365,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Sought After Location On Heathcote Park
- Landscaped Rear Garden
- Master Bedroom With En-Suite
- Animal Grooming Room/Home Office
- EPC Rating: B

Description

Kingsway Estate Agents are pleased to bring to the market this superb three-bedroom semi-detached property located within a quiet cul-de-sac. The property benefits from being situated opposite a green giving an open aspect and easy access to local walks.

Conveniently positioned, this property is within walking distance to the nearby school, nursery, shop and amenities, also within easy reach of Leamington Spa town centre and local transport links.

The property is sizable throughout, comprising an entrance hall, living room, WC, open plan kitchen/diner, three bedrooms with the primary bedroom benefitting from an en-suite, and family bathroom.

Externally there is a low-maintenance landscaped garden to the rear and a tandem driveway for two vehicles.

The current owners have converted part of the garage into an Animal Grooming Room with lights, power and drainage. This could easily be converted to a home office as the owners are happy to remove the fixed grooming equipment. The remaining side of the garage is accessed via the up and over door.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: B



Living Room

16'2" x 11'9"

Kitchen/Dining Room

15'0" x 10'4"

WC

5'2" x 3'1"

Bedroom One

13'9" max x 8'6"

En-Suite

4'5" max x 8'5" max

Bedroom Two

10'1" x 8'6"

Bedroom Three

8'9" x 6'2"







Bathroom

6'2" x 5'6"

Groom Room

10'0" x 8'4"

Store

9'2" x 6'6"

Floor plans



Total Floor Area Approx. 77 sq. metres (828.82 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	



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ESTATE AGENTS

01926 760024

info@kingswayestateagents.co.uk

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