



Connells

Battersby Close
Warwick



Property Description

FOUR BEDROOM FAMILY HOME This well presented family home is situated over three floors and offers plenty of light throughout. On the ground floor the property in brief comprises, cloakroom, entrance hall, fully equipped kitchen/diner with integrated appliances and a utility room. On the second floor there is one double bedroom, a four piece family bathroom and the primary bedroom with modern en-suite. On the top floor there are two more double bedrooms with built in storage cupboards. The property further benefits from an enclosed rear garden, off road parking, EV charging point and a garage.

Lower Heathcote park offers an abundance of local amenities on your door step including the new Heathcote primary school and Little Pioneers day nursery on site, recently opened Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining and outdoor seating, Bewitched Coffee shop (which is dog friendly), Dentist and Skincare Clinic as well as Pharmacy all on site! There are also several bus stops throughout with a bus running approx. every 20 minutes. Access to Leamington and Warwick is easy in both directions being located on the border of both and access to the M40 is within a couple of minutes' drive. Our sellers say that Battersby Close is truly an excellent place to live.

Entrance Hall

Double glazed window to front, tiled flooring.

Cloakroom

Wash hand basin, WC and tiled flooring.

Lounge

17' 6" x 10' 9" window recess (5.33m x 3.28m window recess)

Two double glazed windows to front and side, carpeted flooring.

Kitchen

17' 6" x 9' 11" (5.33m x 3.02m)

Fitted with a range of wall and base units with work surface over, stainless steel sink with one and a half bowl, breakfast bar, built in fridge freezer, dishwasher, oven gas hob with cooker hood over, spot lights under cabinets and double glazed window to rear and side, French doors to rear.

Utility Room

6' 8" x 4' 6" (2.03m x 1.37m)

Wall and base units, stainless steel sink, tiled flooring, space and plumbing for washing machine, tiled flooring.

First Floor Landing

Generous landing for possible study area. Double glazed window to front, carpeted flooring.

Bedroom One

15' 9" to wardrobe x 9' 4" (4.80m to wardrobe x 2.84m)

Two double glazed windows to front and side, carpeted flooring, full width wardrobes.

Ensuite

Double glazed windows to front and side, double shower, WC, wash hand basin, tiled flooring.

Bedroom Four

10' x 9' 10" (3.05m x 3.00m)

Wardrobes, carpeted flooring.

Bathroom

Shower, WC, bath, wash hand basin, tiled flooring and double glazed window to front.

Second Floor Landing

Airing cupboard, carpeted flooring.

Bedroom Two

14' 11" x 10' (4.55m x 3.05m)

Double glazed window to front and side, store cupboard, carpeted flooring.

Bedroom Three

14' 11" x 9' 4" (4.55m x 2.84m)

Double glazed window to front and side, store cupboard and carpeted flooring.

Rear Garden

Mainly laid to lawn enclosed garden, side access, patio, tree and tap.

Garage

Garage with power and light as well as an E-plug for electric vehicles.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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