



Connells

Woodward Drive
Warwick



Property Description

Beautifully presented and offered to the market with no onward chain, this charming two-bedroom mid-terrace home is ideal for first-time buyers or investors alike.

To the front of the property are two convenient parking spaces. Stepping inside, you'll find a welcoming lounge with stairs rising to the first floor, a handy downstairs cloakroom, and a useful storage room under the stairs. The spacious kitchen/diner sits to the rear, featuring French doors leading out to the garden, creating the perfect space for entertaining or relaxing.

Upstairs, there are two generous bedrooms, one benefiting from a built-in storage cupboard, along with a modern family bathroom.

Outside, the enclosed rear garden enjoys a patio area, neatly laid lawn, fenced boundaries, and a rear access gate, providing a lovely space for outdoor dining or family time.

Stylish, low-maintenance, and ready to move into - this fantastic home offers comfortable living in a popular location. An early viewing is highly recommended.

The property is ideally located close to a Nursey and Primary school as well as local amenities. There is a playground as well as a walking path opposite the property, perfect for dogs and family walks.

Approach

Via driveway to the front for two cars leading to the front door.

Entrance porch

With a door leading into the lounge.

Lounge

12' 9" max x 12' 6" max (3.89m max x 3.81m max)

Spacious, light and airy lounge with stairs rising to the first floor and consisting of a television point, a radiator, a double glazed window to front elevation and a door to the inner hallway.

Inner Hallway

With a generous storage room space under the stairs and doors to the downstairs cloakroom and the kitchen.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C , a radiator and an extractor fan.

Kitchen

7' 9" max x 12' 8" max (2.36m max x 3.86m max)

Modern kitchen fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cookerhood over, a washing machine, dishwasher and a fridge/freezer. Housing the gas central heating boiler and comprising a double glazed

window to rear elevation and French doors leading to the rear garden.

First Floor

Landing

The stairs lead from the lounge. There is access to the loft and doors to both bedrooms and the family bathroom.

Bedroom One

12' 9" max x 9' 7" (3.89m max x 2.92m)

Accommodating a master bedroom benefitting from a built-in storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

7' 9" max x 12' 9" max (2.36m max x 3.89m max)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, and extractor fan and a radiator.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with a patio area, a shed and gated rear access.

Parking

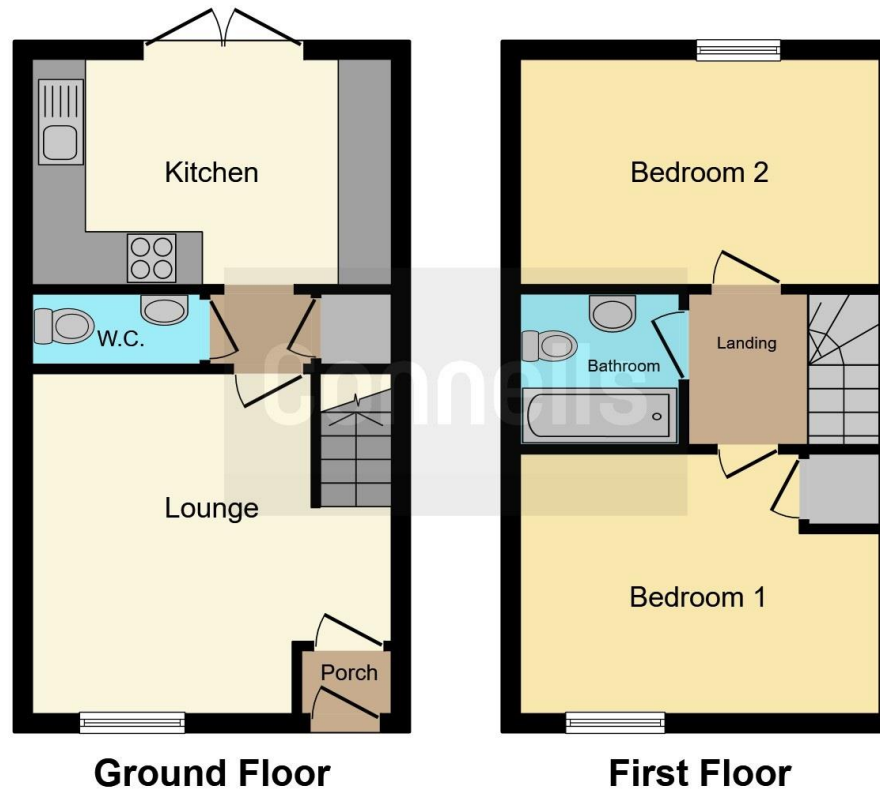
Driveway providing off road parking for two cars.

Seller's Comments

This mid-terrace house presents an ideal opportunity for first-time buyers, especially those with a small family. It is conveniently located near a nursery, primary school, and local grocery stores, along with other shops. The house features low maintenance costs and affordable utility bills. Its ergonomic design ensures comfort and brightness throughout the space. Additionally, it is located at impasse, with an open area in front, a nearby playground, and no houses directly opposite, providing a peaceful environment while still being close to the town and shopping centre.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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