



**3 Birch Meadow Close**

Warwick **CV34 4TZ**

Guide Price £165,000



# 3 Birch Meadow Close

This well laid out modern ground floor apartment is located just off Saltisford within easy walking distance of all facilities in central Warwick along with Warwick Racecourse and the nearby canal basin. Offering accommodation considered ideal for the first time purchaser, those looking to downsize or as a potential residential investment property, the UPVC double glazed accommodation includes electric heating, spacious open plan lounge/dining kitchen, one double bedroom and bathroom with three piece suite. Externally the apartments are set amidst lawned communal gardens with the apartment itself benefiting from one allocated parking space. Overall this is a comfortable, modern ground floor apartment within easy reach of local facilities and communication links.

## LOCATION

Birch Meadow Close lies just off Saltisford and is ideally placed not only for access to facilities in Warwick town centre, but also for the nearby A46 which links directly to the M40, Coventry and Eastern Coventry Bypass. The comprehensive facilities available within Warwick town centre are easily walkable, whilst there are regular commuter rail links available from both Warwick and Warwick Parkway stations.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

Being accessed by a telephone entry system and from which an entrance door gives access to the apartment itself and:-

### ENTRANCE HALLWAY

With entry telephone, electric radiator, useful built-in cloaks/storage cupboard which also houses the hot water system and panelled style doors radiating to:-

### OPEN PLAN LOUNGE/KITCHEN

5.26m x 5.11m (17'3" x 16'9")

A spacious open plan room with the lounge area featuring a large UPVC double glazed window, electric radiator and open plan access to the:-

### KITCHEN AREA

Which is equipped with a range of units in a light wood grain finish comprising base cupboards and drawers surmounted by rolled edge worktops with ceramic tiled splashbacks, inset ceramic electric hob with stainless steel filter hood over and fitted

electric oven below, integrated dishwasher together with space for washing machine and upright fridge freezer, coordinating wall cabinets to two sides and vinyl floor covering.

### BEDROOM

3.58m x 3.43m (11'9" x 11'3")

With UPVC double glazed window and electric radiator.

### BATHROOM

Being fitted with a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with fitted shower unit over, ceramic tiled splash areas surrounding, chrome towel warmer/radiator and wall cabinet.

### OUTSIDE

### COMMUNAL GARDENS

The apartments are set within

## Features

Modern Ground Floor Apartment

Highly Convenient Warwick Location

Open Plan Lounge/Kitchen

One Double Bedroom

Bathroom

Allocated Parking Space

Ideal First Time Buy or Buy to Let

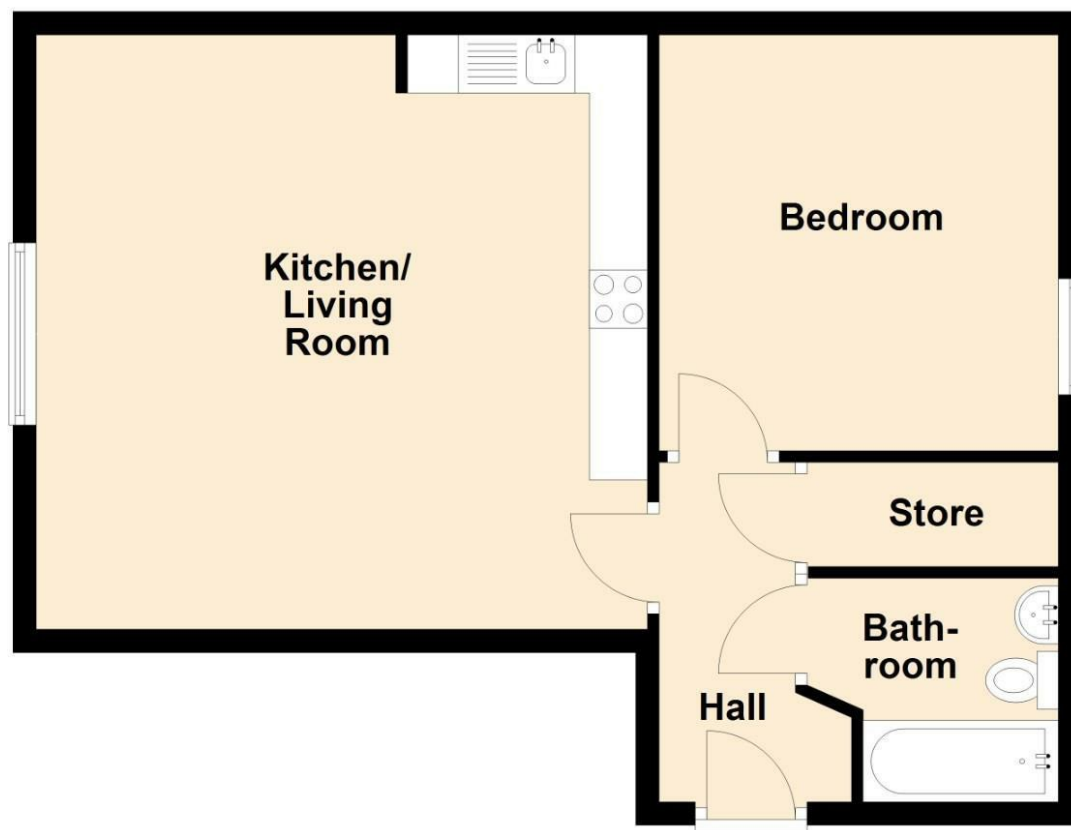
UPVC Double Glazed





## Floorplan

## Ground Floor



Total area: approx. 50.1 sq. metres (539.2 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

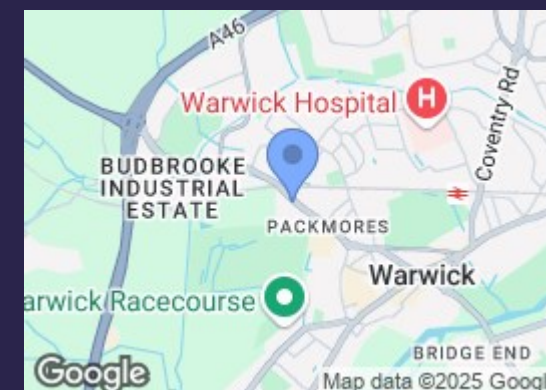
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Warwick District Council



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com