

# Parker Mercer Durnian

## Warwickshire

[www.parkermercerdurnian.co.uk](http://www.parkermercerdurnian.co.uk)



54 Ward Grove

Warwick

CV34 6QL

Guide Price: £515,000

01926 499428



## Location

The town of **Warwick** is famous for its medieval castle, river views, beautiful parks, open spaces and its independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who travel to enjoy its rich variety of culture, shopping, restaurants, bars and buildings of historic interest.

A light, bright and spacious four bedroomed detached family home with well appointed accommodation spread over two floors located in a quiet "close" location to the edge of this ever popular small development close to the **Warwick** town centre.

This home has accommodation to include a welcoming reception hall with cloaks/wc, lounge, separate dining room, utility/boot room, fitted breakfast kitchen. To the first floor are four bedrooms and a family bathroom

To the outside is a double detached garage, driveway parking and generous garden.

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## Ground Floor

### Reception Hall

### Cloaks/WC.,

Comprising a white suite and window

### Lounge 13'10" x 11'7"

Having a patio door leading to the rear garden and door leading to



### Dining Room 13'5" x 7'9"

With a full length window to the rear

### Breakfast Kitchen 13'6" x 9'

Being fitted with a range of base and wall mounted kitchen units with ample worktops over and incorporating sink and drainer, electric oven, electric hob with extractor hood over, dishwasher, space for fridge/freezer, breakfast bar, windows to the front and side elevations and door leading to the side of the property



### Utility/Boot Room 8'10" x 8'9"max

With a window to the front elevation, sink and drainer, space and plumbing for washing and space for tumble drier

## First Floor

### Landing

Having a window and door leading to Airing Cupboard housing central heating boiler, access to loft space and doors radiating to



### Bedroom One 11'1" x 9'9" up to wardrobes

With a window to the rear and fitted wardrobes

### Bedroom Two 10'8" x 9'2"

Having a window to the rear

### Bedroom Three 9'9" x 7'6"

With a window to the front

### Bedroom Four 8' x 7'

Having a window to the front



### Bathroom

With a modern white three piece suite and a window to the side

**Outside**

To the front is a gravel fore garden and driveway and a garden gate leads to the side of the property and to the rear garden. The garden is fully enclosed and offers delightful seating and entertaining area. There is also another gate leading to the garage

**Double Garage**

With two electric doors, electric light and power and a pedestrian door leading into the rear garden.

Post Code  
CV34 6QL

Council Tax  
Warwick District Council. Band E

Possession  
Vacant possession will be given upon completion.

Viewing  
For further particulars and appointments to view, please contact us on 01926 499428



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