

HARWOOD

THE ESTATE AGENT

01952 881010

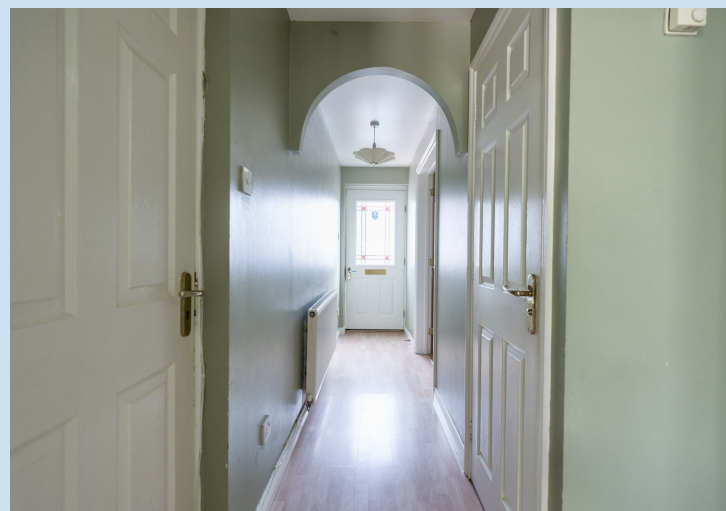
58 Warwick Way, Leegomery TF1 6JZ



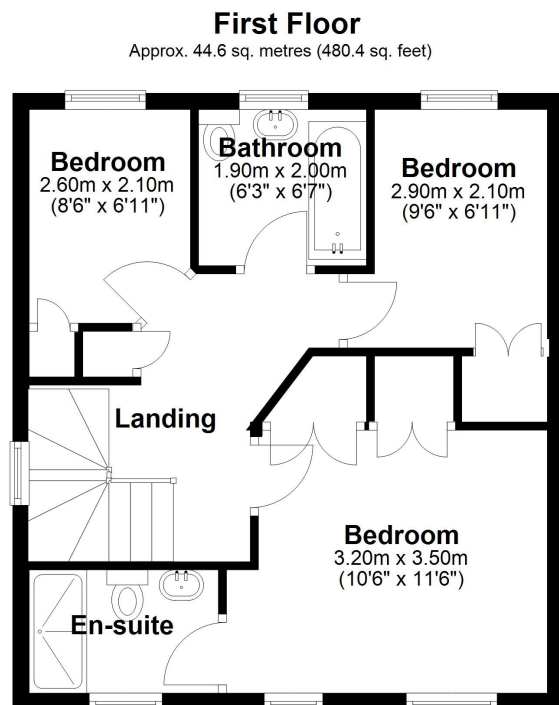
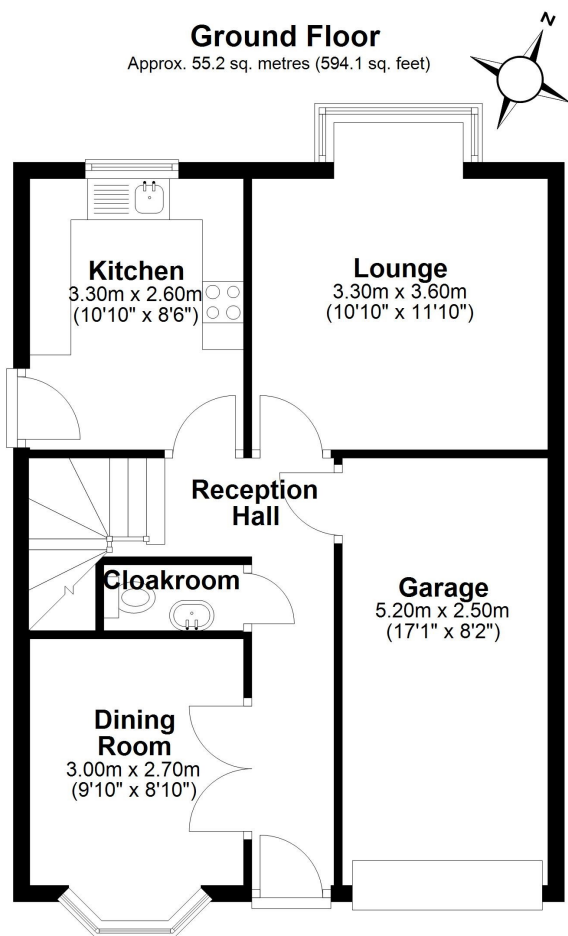
£ 3 3 0, 0 0 0 region

This attractive three-bedroom detached property enjoys a great location within easy reach of well-regarded schools, local amenities, and excellent access to the national road network—making it an ideal choice for families and commuters alike. The accommodation is both practical and well-proportioned, beginning with a welcoming reception hall that includes a convenient guest W.C. The ground floor features a formal dining room, a bright and airy lounge enhanced by a bay window, and a well-appointed kitchen with views over the rear garden. Upstairs, the first floor offers a spacious principal bedroom complete with fitted wardrobes and a private en-suite shower room. There are two further bedrooms, both benefiting from built-in storage, along with a stylish and modern family bathroom. Offered for sale with ****no upward chain****, this superb home is ready and waiting for its next chapter—ideal for buyers seeking a smooth and hassle-free move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

58 Warwick Way

Tenure Freehold **Council tax** Band

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 6th May 2025