



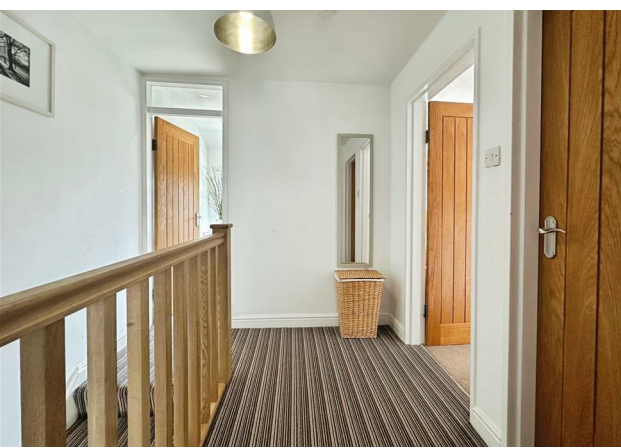
GREVILLE ROAD,

complete ● ● ●  
SALES & LETTINGS









A beautifully extended and stylish terraced home set back on a slip road in Warwick, offering excellent access to the A46 and local amenities. Comprises a hallway, living room, open-plan family kitchen diner with doors that open onto the generously sized patio and large south-facing rear garden. The accommodation upstairs comprises: three well-proportioned bedrooms and a contemporary family bathroom. To the front, there is an off-road parking area. To the rear is a service lane that would allow for further parking to be created at the rear or potentially a garage being built, subject to planning. Offered no onward chain.

It's in the details...

#### Entrance Hall

Composite entrance door leads into the hallway, which has a carpeted staircase with part oak handrail. There is a uPVC double glazed window to the front, a radiator and an oak door through to the living room. Hive central heating control.

#### Living Room

Well decorated with a large uPVC double glazed window to the front elevation, a wall-mounted radiator and an oak door through to the kitchen diner.

#### Family Kitchen Diner

A large open-plan space with beautiful marble effect flooring, a tall traditional two-column white radiator, exposed brick feature walls, two Velux windows with fitted blinds and there are uPVC double glazed French doors to the garden, with matching side windows. Kitchen is a fitted timber effect kitchen with black worktops, which includes a single oven, a four-ring electric hob with stainless steel splashback and an extractor over. Space and plumbing for a washing machine, a fitted one and a half bowl stainless steel sink with mixer tap. There is a brick-built centre island breakfast bar with an oak worktop. Under-stairs storage cupboard with the electric fuse board.

#### Landing

A carpeted landing with oak balustrade, loft hatch and doors to the three bedrooms and bathroom.

#### Bedroom One

A very spacious bedroom with a uPVC double glazed window to the front, feature wallpaper wall and a radiator.

#### Bedroom Two

A double bedroom, with a uPVC double glazed window overlooking the larger garden. There is a wall-mounted radiator and an oak door cupboard housing a gas combination boiler.

#### Bedroom Three

A good-sized single bedroom with an over-stairs wardrobe, a radiator and a uPVC double glazed window to the front.

#### Bathroom

Fitted with a white sweet comprising a path with a chrome mixer tap, a rainfall thermostatic mains shower with handheld attachment and a glass shower screen over. A large handbasin with vanity drawers and mixer tap. A chrome towel radiator, a toilet, complimentary grey tiling and a uPVC





double glazed window and downlights. Ceiling extractor.

#### Rear Garden

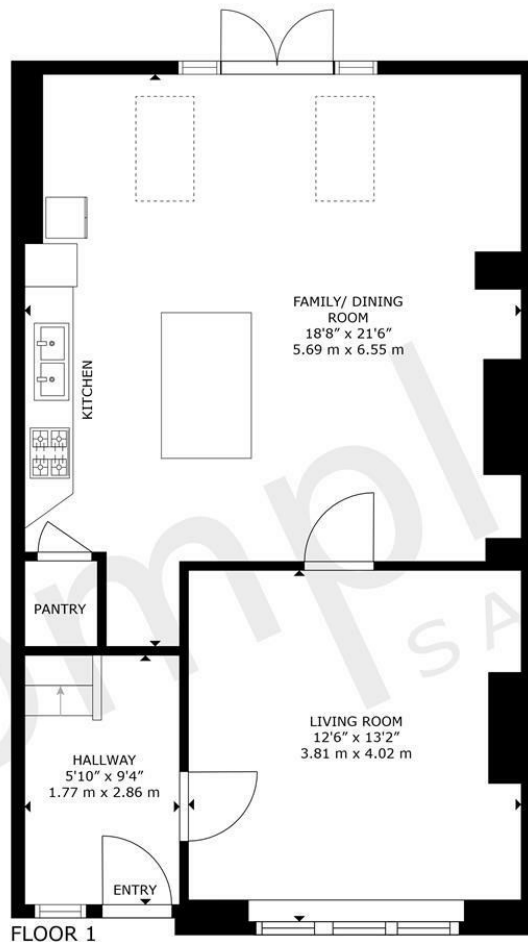
A South facing large rear garden which has an area of sandstone patio steps up to the lawn, which is a contour pebble pathway that leads to the back of the garden, which has further patio as well as a large stoned area. There is potential here for off-street parking or to build a garage with planning permission. The garden is retained with timber fencing and a gate to the rear. There's also a gate to the side storage space, which is great for bins and bikes and has a gate to the front. In the garden is a planted border full of flower plants.

#### Location

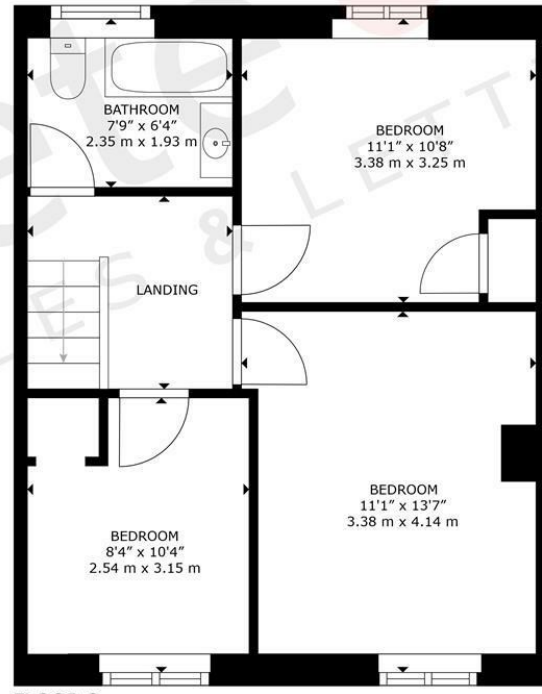
Located in Warwick but well positioned for both town centres of Warwick and Leamington Spa, and being within walking distance of the Saxon Mill pub on the River Avon. The positioning is perfect for the commuter wanting access to the major road links with the M40, A46 and other roads all close by. Warwick itself, with the Racecourse, Warwick Castle and boutique style shops and cafes, is moments away, as is Leamington Spa. There are train stations also available in both Warwick & Leamington Spa, which have lines to Birmingham and London. Schooling in the local area is also varied, with private and public schooling nearby. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and







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**GROSS INTERNAL AREA**  
FLOOR 1: 590 sq. ft 55 m<sup>2</sup> FLOOR 2: 470 sq. ft 44 m<sup>2</sup>  
**TOTAL: 1,060 sq. ft 99 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a highly desirable place to live.

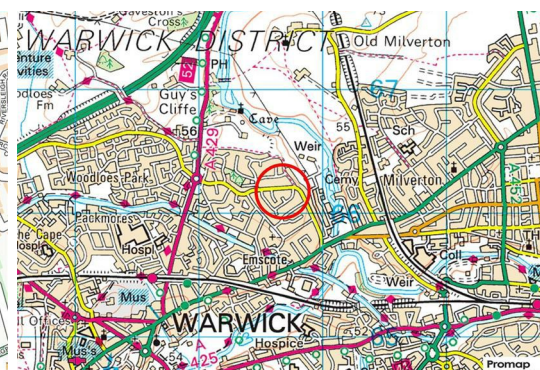
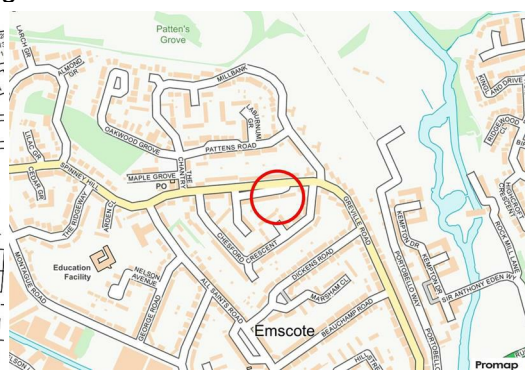






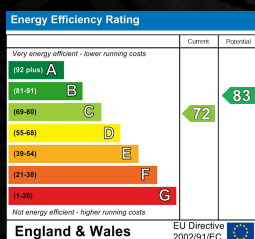
- Extended End Terrace
- Living Room
- Upstairs Bathroom
- Off Road Parking
- Potential For Rear Parking

- Three Bedrooms
- Kitchen Diner
- Large South Facing Garden
- UPVC Double Glazing
- No Chain



## GREVILLE ROAD, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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