



KIRBY AVENUE, WOODLOES

complete ● ● ●  
SALES & LETTINGS









An attractive 1970s semi-detached home which had been extended on a corner plot in the popular location of Woodloes in Warwick. The property comprises entrance hall, bay fronted living room, kitchen through to the orangery extension, two bedrooms and a bathroom. There's a block paved drive for 2 cars and an attached garage. There is south and West facing wraparound gardens, which have been landscaped with block paved patio. The location has plenty of green areas, canal walks, shops and local school and not too far from the Saxon Mill and the train station. Good access to the A46, A45, M6 and M40 motorway corridors.

It's in the details...

#### Entrance Hall

A beautiful green comforter entrance door with side frosted double glazed windows leads into the mini hallway which has oak effect laminate flooring, an open doorway through to the kitchen and door through to the living Room.



#### Living Room

The living room has a uPVC double glazed bay window to the front with deep shelf. There is a large radiator, under the stairs open storage and a beautiful electric fireplace. Open stairs lead to the first floor.



#### Kitchen

With a continuation of the oak effect laminate flooring there is a white heritage style kitchen with gold and cup handles. Oak fitted worktop, a one and a half bowl stainless steel sink with mixed up and drainer, a fitted oven, a flooring gas hob with extractor over. Fitted appliances include a washing machine, a slimline dishwasher and an undercounter fridge with freezer compartment. There is travertine stone tile splash-backs with under cabinet lighting. There is a large square opening through to the orangery extension.



#### Orangery

We have a continuation of the oak effect laminate flooring, wall mounted electric heater, reflective glass roof and uPVC double glazed French doors, with matching full height windows to the garden which have fitted blinds.

#### Landing

A carpeted landing with a uPVC double glazed window there are doors to the two bedrooms and bathroom. Loft hatch to the part boarded loft, which has a ladder.

#### Bedroom One

Exposed timber floorboards, fitted alcove shelving, a radiator and a uPVC double glazed window to the front aspect.



#### Bedroom Two

A single bedroom fitted wardrobe cupboard house in the gas combination boiler. There's a radiator and a uPVC double glazed window.

#### Bathroom

With a white suite comprising of a bath, with a glass shower screen and an electric shower over. A pedestal hand wash basin with chrome mixer tap, a toilet, tiled flooring and tiled splash-backs. There is a radiator, downlights and a uPVC double glazed window.





#### Rear Garden

So there is a wraparound lawn garden enclosed with timber fencing as block paved patio and pathway that leads to the door to the garage and gate to the front drive.

#### Garage

An attached brick built garage which has lighting, power and an up and over door. There is a uPVC double glazed door to the side.

#### Parking

There is a block paved drive for parking two cars.

#### Front Garden

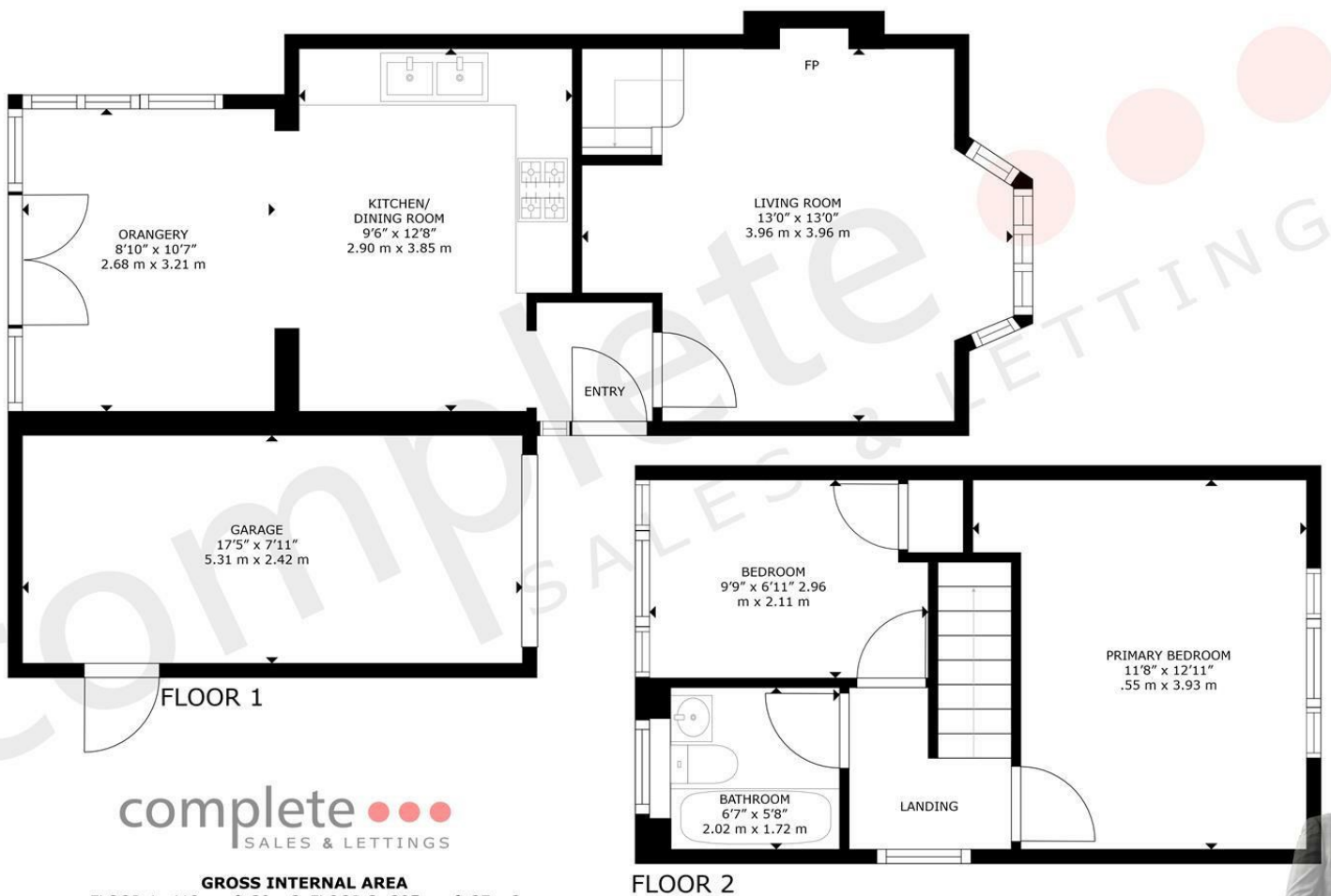
Two areas of lawn, one with a tree and one with some planting.

#### Location

Set in The Woodloes Park, close to the Grand Union Canal and beautiful green walks, a 1970s home that is just minutes from Leamington and Warwick - both towns are renowned for architecture, schooling, shopping and a large selection of dining for all tastes. Also, it has great access to Warwick Parkway train station and major road links such as the M40 and A46. There are nice country walks and residents often walk down to the Saxon Mill, which is a public house and renowned restaurant. Woodloes Park has an array of local amenities including a GP surgery, a post office,







**GROSS INTERNAL AREA**  
 FLOOR 1: 419 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 295 sq. ft, 27 m<sup>2</sup>  
**TOTAL: 714 sq. ft, 66 m<sup>2</sup>**  
 EXCLUDED AREA: GARAGE: 139 sq. ft, 12 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



a pub and shops. There is a bus stop located close by on Primrose Hill. Warwick Hospital is 0.6 miles away and Warwick Train Station is 0.8 miles away, offering direct routes to Birmingham and London.

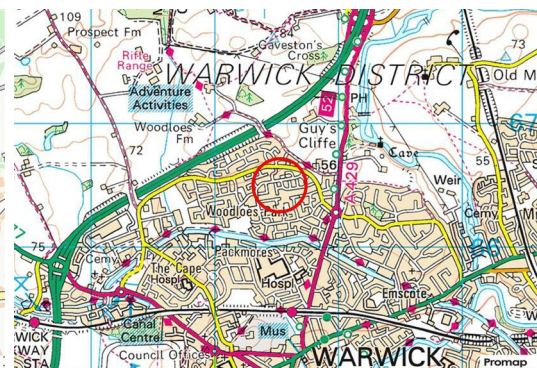
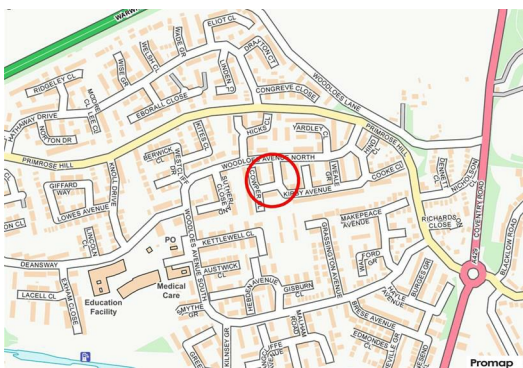






- A 1970's Semi
- Two Bedrooms
- A Stylish Kitchen Diner
- Garage & Parking
- Close To Canal Walks

- Extended Semi
- Living Room
- Orangery Extension
- Corner Plot Garden
- Primary School & Shops



## KIRBY AVENUE, WARWICK

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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