

ehB
RESIDENTIAL

Your Property - Our Business



143, Greville Road, Warwick

Price Guide £265,000



This spacious, much improved three-bedroom mews home is conveniently located for either Warwick or Leamington town centres with a good range of local amenities nearby. The property enjoys an established, good-sized rear garden and is perfect for a young family. Entrance hall, sitting room, open-plan dining/breakfast kitchen, conservatory and a rear entrance lobby, modern bathroom, gas heating and a double width driveway. Energy rating C.

Location

Greville Road is situated in the popular area of Spinney Hill, falling into the Emscote Infants School catchment which is currently rated as outstanding and All Saints School. There are local amenities close by and regular bus services into Warwick which is 1.5 miles away and Leamington Spa which is 2 miles away.

Approach

Through a double-glazed entrance door into:



Entrance Hall

Wood effect floor, radiator, staircase rising to First Floor and glazed door to:

Sitting Room

12'8" x 12'3" (3.88m x 3.75m)

Matching floor, projecting chimney breast with a stone surround fireplace with inset gas coal effect fire. Built-in storage cupboards to both chimney alcoves with display shelving over. Double-glazed window to the front aspect, radiator and a wide opening leads through to the:





Dining Kitchen

18'9" x 9'11" (5.73m x 3.03m)

With the continuation of the matching floor. Attractive base and eye-level units with Quartz worktops. Belfast-style sink unit with mixer tap. Induction hob with extractor unit over, pelmet lighting, built-in electric oven with combination microwave over, integrated dishwasher, radiator, under stairs storage, space for upright fridge/freezer, radiator, casement door to Rear Lobby and double glazed patio doors provide access to the Conservatory.

Rear Lobby

There is a tall storage unit, a worktop with space and plumbing for the washing machine, a part-glazed casement door to the rear and gardens.

Conservatory

11'4" x 8'3" (3.46m x 2.52m)

Matching floor, double-glazed windows and double-glazed casement door provide access to the rear garden.

First Floor Landing

Access to roof space. Doors to:



Bedroom One

12'8" x 10'3" (3.87m x 3.14m)

Built-in full-height double door and single door wardrobes, radiator and a double-glazed window to the front aspect.

Bedroom Two

9'11" x 9'10" (3.03m x 3.00m)

Cupboard housing the Glow Worm gas-fired boiler, radiator and a double-glazed window to the rear aspect.





Bedroom Three

9'6" x 8'3" (2.92m x 2.53m)

Bulkhead storage cupboard with hanging rails and a double-glazed window to the front aspect.

Bathroom

White suite comprising bath with mixer tap and shower system over with glazed shower screen, WC, wash hand basin with storage cupboard below, radiator and a double glazed window to the rear.

Outside

The property is set back from Greville Road behind a service road. There is a block paved driveway providing good off-road parking.

Rear Garden

The sized rear garden enjoys a paved patio area with steps rising to a section of lawn with a timber constructed Pergola and a further paved seating area. There are raised-stocked borders and a timber garden shed. The gardens are enclosed on all sides with a gated rear pedestrian access.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.





Council Tax

The property is in Council Tax Band "B"

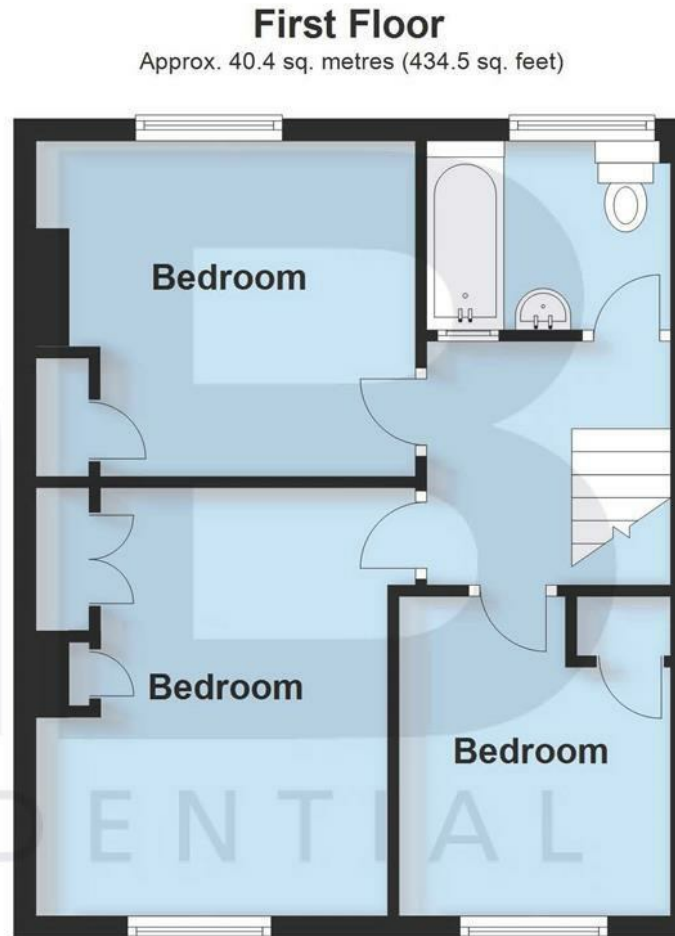
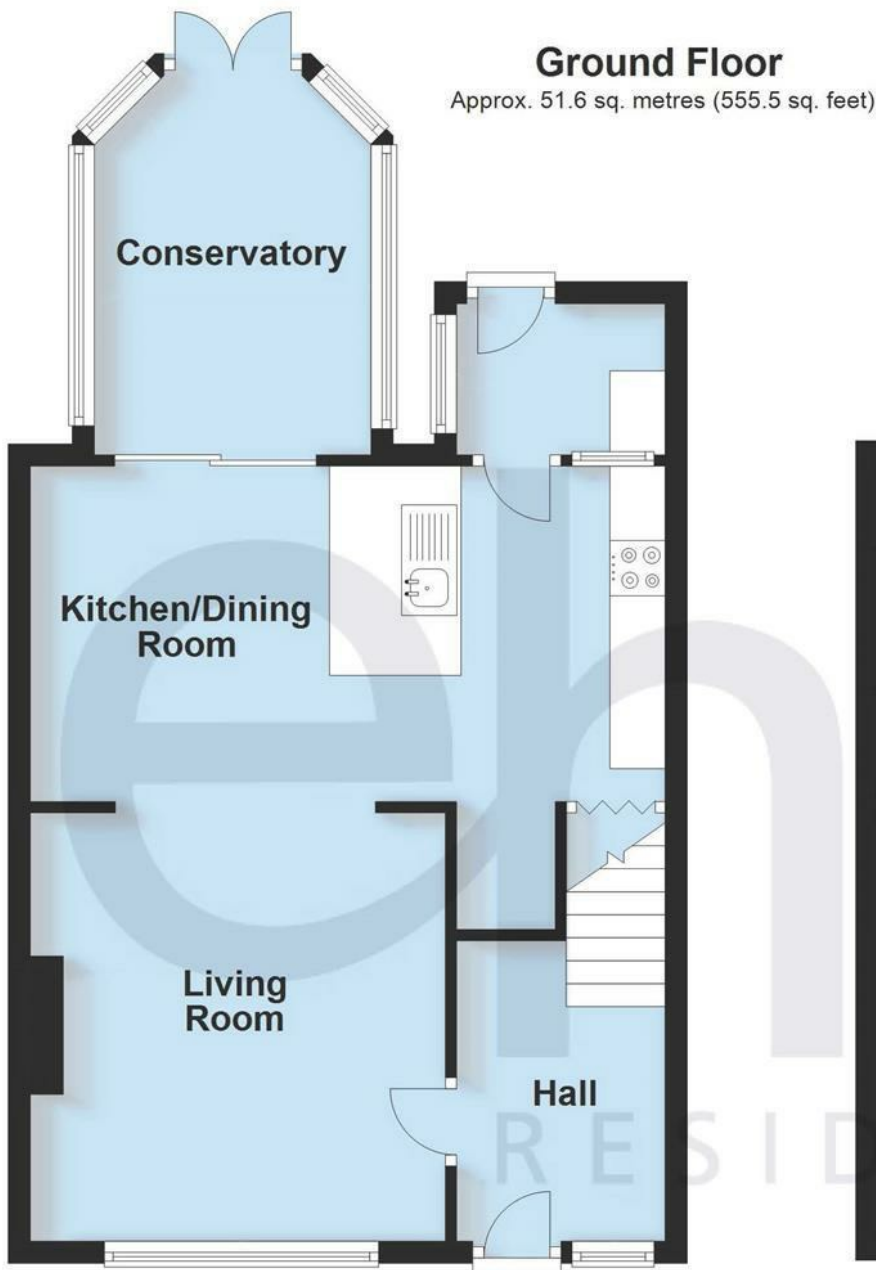
Postcode

CV34 5PU



Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN