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44, Brackley Crescent, Warwick

Offers Over
£360,000



A modern three-storey townhouse located in a cul-de-sac setting on the sought-after Chase Meadow development. Entrance hall, well-equipped dining/kitchen, W.C. living room overlooking the garden. On the first floor, there are two bedrooms and a principal bathroom. The master bedroom suite occupies the second floor with built-in wardrobes, and an en-suite shower. Awaiting EPC

Location

Chase Meadow has a good selection of local amenities, including schooling for all ages, a Doctor's Surgery, Pharmacy, convenience store, community centre, two takeaways, and a public house/eatery.

Warwick town centre has various shopping and recreational facilities and the world-famous Warwick Castle. There are a variety of state and private schools to suit all requirements,

including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40, which gives access to Birmingham, North, London, and South.

Approach

Through the glazed entrance door into:

Reception Hall

Tiled floor, radiator, staircase rising to the First Floor Landing. Doors to:

Dining kitchen

9'5" x 17'8" (2.89m x 5.39m)

Range of matching white gloss fronted base and eye level units with stainless steel single drainer sink unit with mixer tap,

complementary worktops and upturns. AEG electric oven, four-ring induction hob, pattern tiled splashbacks, and extractor unit over. Integrated fridge/freezer, washing machine and BEKO dishwasher, radiator, tiled floor, downlighters and a double-glazed window to the front aspect. Doors to Lounge and:

Cloakroom

Low flush WC, pedestal wash hand basin with tiled splashbacks, radiator, tiled floor and extractor fan, double glazed window to the side aspect.

Living Room

12'4" x 12'10" (3.77m x 3.93m)

Radiator and double-glazed, double-opening French doors provide access to the rear garden.

First Floor Landing

Radiator, double-glazed windows to front and side aspects. Staircase rising to the Second Floor. Doors to:



Bedroom Two

10'11" x 12'4" (3.33m x 3.78m)

Full width built-in wardrobes with sliding doors providing ample hanging rail and storage, radiator and a double-glazed window to the front aspect.

Bedroom Three

6'3" x 11'0" (1.91m x 3.36m)

Radiator and a double-glazed window to the front aspect.

Family Bathroom

White suite comprising panelled bath with electric shower system over and glazed side screen, pedestal wash hand basin, WC, complementary tiled splashbacks, radiator, downlighters, and a wood-effect floor.

Second Floor Landing

Radiator, double-glazed window to side aspect.



Master Bedroom

17'5" x 12'10" (5.32m x 3.93m)

The part-angled ceiling includes two double-glazed roof lights with fitted blinds. Built-in full-height mirror-fronted sliding door wardrobes provide ample hanging rail and storage space. Built-in deep storage cupboard with additional hanging rail space, radiator. Door to:

En-Suite Shower

10'2" x 9'4" (3.10m x 2.85m)

White suite comprising wide tiled shower enclosure with shower system and shower screen, pedestal wash hand basin, WC, radiator, shaver point, downlighters, and a double-glazed Dormer window to the front aspect.

Outside

Front Garden

A sizeable tandem Driveway and stone front garden offer ample parking spaces in front of the property.



Rear Garden

Paved patio area, lawned garden with stocked borders, outside tap.

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. While believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

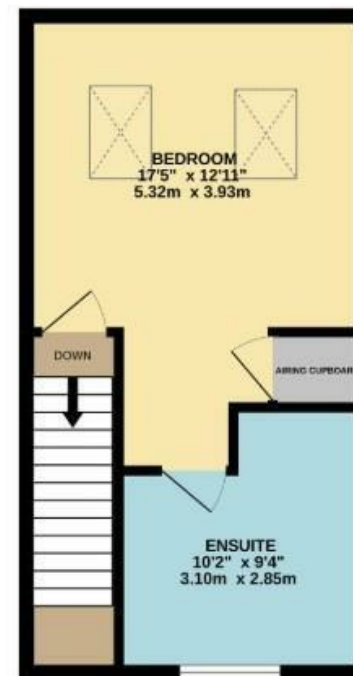
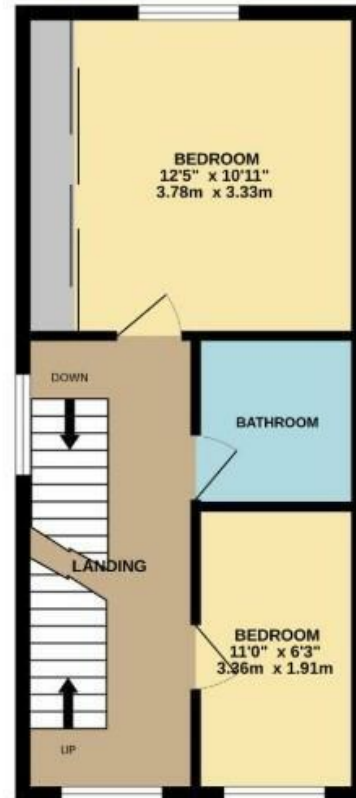
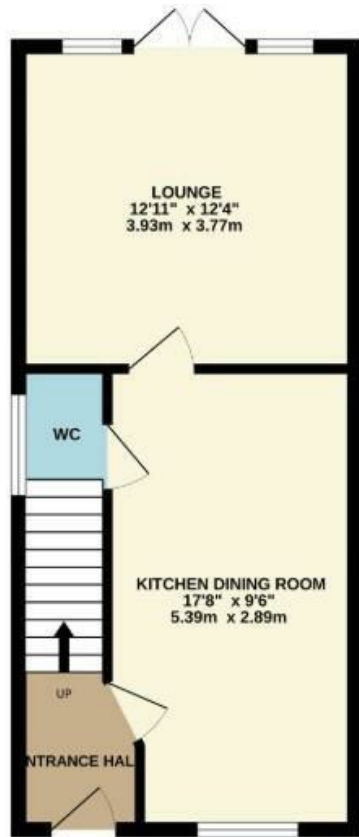
The property is in Council Tax Band "E" - Warwick District Council

Post Code

CV34 6XT

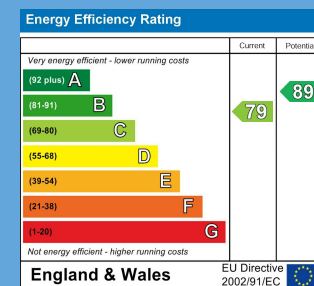
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