





Available Mid January 2026, this delightful one bedroom unfurnished house is situated on the Redwoods Development on the outskirts of Warwick town centre.

The accommodation comprises entrance hall, living room, kitchen breakfast, downstairs cloakroom, double bedroom, bathroom, gas heating and double glazing.

The property benefits from an off road parking space.

Location

Haywood Road is most conveniently situated close to the junction with the A 46 which leads to Junction 15 of the M40 motorway, giving ease of access to other major centres including Leamington Spa, Gaydon (JLR), Solihull, Birmingham, Coventry, Kenilworth, and Stratford upon Avon. Warwick Parkway Station is within walking distance or a few minutes drive and is on the main Chiltern line between Birmingham and London Marylebone. Birmingham International Airport is also within easy reach. Warwick Town Centre with its world-famous Castle and other historic buildings, and its wide range of shopping,

schooling, and entertainment facilities are within one mile and parks and countryside including the Grand Union Canal and the famous Hatton Flight of locks are also easily accessed,

Approach

Through a double glazed entrance door into:

Entrance Hall

Amtico wood effect floor, telephone point, staircase rising to First Floor Landing. Doors to:

Cloakroom

Matching Amtico floor, WC with a push button cistern, pedestal wash hand basin, radiator, tiling to half height and extractor fan.



Living Room

11'4" x 11'0" (3.47m x 3.36m)

Amtico wood effect floor, radiator, wall mounted thermostat control panel and double glazed windows on two aspects. Double doors to:

Breakfast Kitchen

Having a range of matching white high gloss base and eye level units. Complementary worktops and tiled splashbacks, inset single drainer sink unit with mixer tap. Built-in electric oven and four ring gas hob with a concealed extractor unit over. Space and plumbing for washing machine and slimline dishwasher. Space for upright

fridge/freezer. Under stairs storage cupboard, matching Amtico floor, extractor fan and a double glazed window.

First Floor Landing

Access to roof space. Built-in deep storage cupboard. Doors to:

Double Bedroom

11'5" x 11'0" (3.48m x 3.37m)

Radiator, wall mounted thermostat control panel and a double glazed windows on two aspects.

Bathroom

Modern white suite comprising WC, pedestal wash

hand basin, bath with Mira shower over. Fully tiled walls, extractor fan, and a double glazed window.

Outside

There is one allocated parking space with a paved pathway leading to the main entrance door. There is also a paved "tucked way" area for housing the bins, external storage cupboard which accommodate the gas fire boiler and there is also an open-plan corner garden area.

Post Code

CV34 5AJ

Council Tax

Council Tax - Band "B"

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Ground Floor

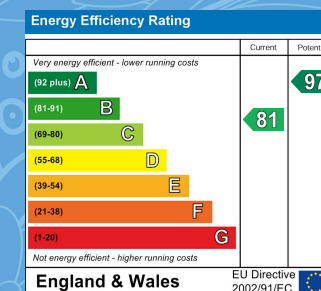


First Floor



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