



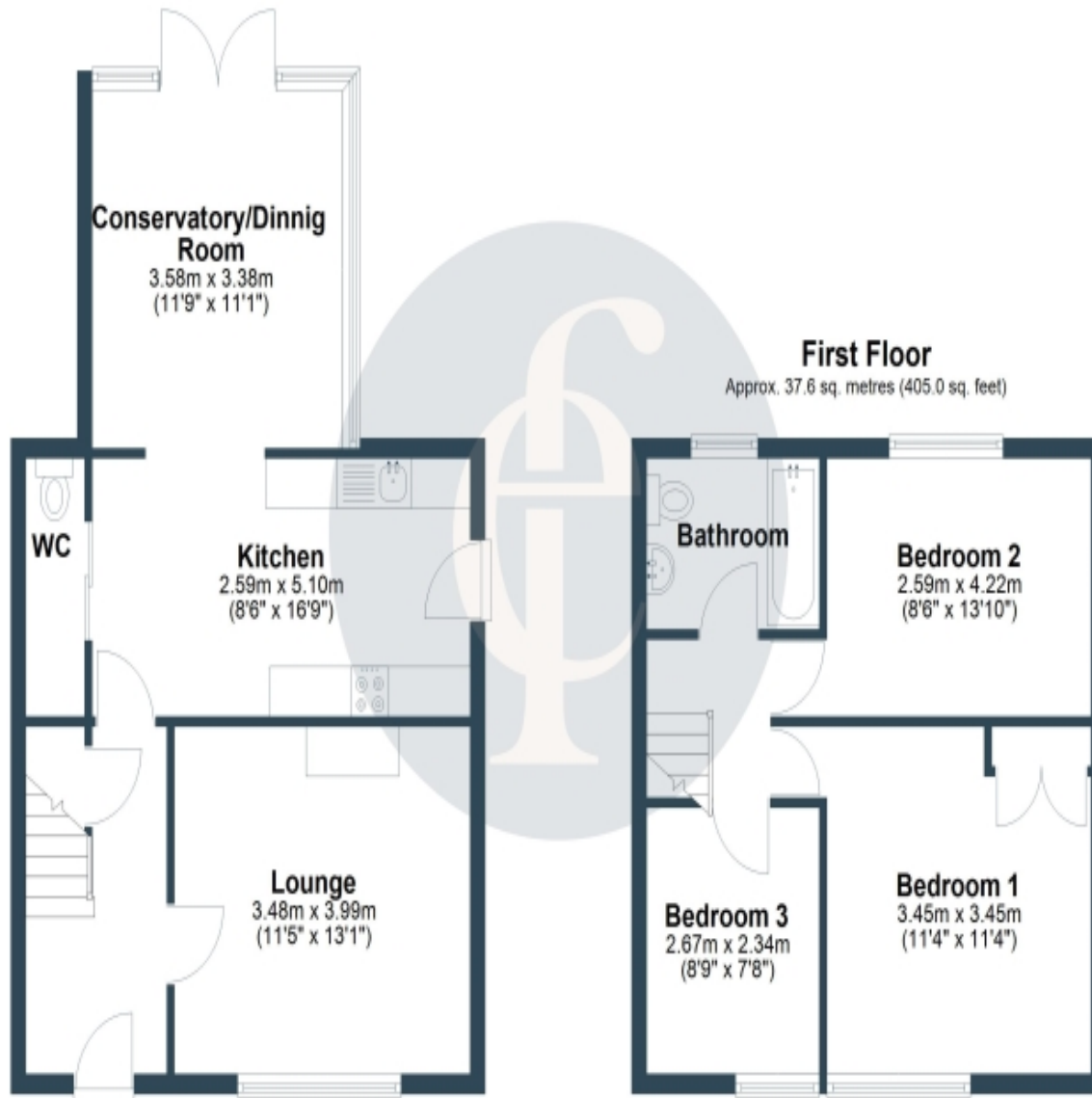
St. Michaels Road, , Warwick, CV34 5RW

Offers In Excess Of £280,000



## Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A handsome three-bedroom family home positioned within a short stroll of Warwick town centre, the local primary school and easy vehicle access to motorway links and the Warwick Parkway.

In the Cape area of Warwick, St. Michael's Road is just off the Birmingham Road and is ideally situated for Warwick Hospital, which is 0.6 miles away. There is a regular bus service, and local amenities are close by, a perfect spot if you drive or don't.

The current owners have updated and invested in their current home, creating a perfect space for any family, not to mention having a new fuse board and boiler. A perfect blend of convenience and comfort, with contemporary decor and neutral lines.

What do we love about number 79? The new rich-toned kitchen is definitely a huge tick, the open-plan conservatory off the kitchen is another big tick, and the private, mature garden is just another reason to come and take a look around, but we warn you, you will fall in love with the space and position.

On arrival, you can park on the three-width car driveway and access the welcoming hallway. As soon as you open the front door, the accommodation welcomes you in, and your eye is drawn through to the back of the home and the light cascading through the conservatory from the mature garden.

To the right-hand side of the hallway is the sitting room with a feature period cast iron fire surround, making a lovely focal point.

The property extends to the rear of the property with a stylish, deep navy-toned range of wall and base units incorporating a four-ring induction hob, electric oven, dishwasher, and fridge freezer. This is open-plan with the glazed conservatory creating a convenient dining space that opens via French doors to the garden.

Completing the ground floor is the cloakroom/W.C.

Upstairs are three bedrooms and a family modern bathroom that has been recently fitted with a three-piece suite with a low-level w.c, wash hand basin set into a vanity unit, and bath with rainfall shower over.

Outside is a useful covered side passage with electricity, ideal for any appliances you may wish to have separate from the kitchen. This also offers access to the front and rear, ideal for dry storage. There is also a further brick-built outbuilding in the garden, offering even more storage.

The rear garden is mainly laid to lawn with a patio area ideal for a BBQ and a chilled glass. Enclosed by mature hedging, and fencing, offering a great deal of privacy.

We recommend viewing sooner rather than later.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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