

# Property details approval form

45 Foxes Way, Warwick, Warwickshire, CV34 6AY

Date: 05 June 2026

Property Ref and Version: WAR107599 - 0006

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £375,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Three bedroom family home with multiple reception rooms
- > Off-road parking for multiple cars and a garage
- > Lovely rear garden with plenty of greenery
- > Sold with no onward chain
- > Easy access to local shops and amenities including walking distance to Warwick town centre
- > Desirable and quiet family location
- > Well located for access to good schooling
- > Excellent travel links including 1.2 miles to Warwick Station

## ○ Short Description

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A delightful family home offering a wealth of natural light throughout and plenty of living space. This spacious home comes with a lovely rear garden, a driveway and a garage. Foxes Way is well positioned for local shops, amenities and good schooling. This home is being sold with no onward chain.

## ○ Long Description

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A fantastic opportunity to purchase a three bedroom family home within close proximity to Warwick town centre. This charming property offers plenty of living space, a wealth of natural light and an opportunity to modernise to your style. There is a driveway to the side for multiple vehicles with access to the garage as well as lovely gardens. This family home is being sold with no onward chain.

There is a good size breakfast-kitchen with a door to the side providing access to the utility space. The lounge is to the front of the home featuring a fireplace and doors leading through to the dining area - perfect for hosting family meals. There is an additional space to the rear of the home with views of the garden offering the perfect office space or additional seating area.

On the first floor are two double bedrooms with fitted wardrobes and basins with storage. There is an additional single third bedroom and the family bathroom with a separate WC, ideal for larger families.

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The garden is private and enclosed, offering you plenty of privacy to enjoy your outdoor space. There is a delightful patio area for table and chairs and a pond with fish, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### The Location

Foxes Way is in close proximity to the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is 1.2 miles to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

### Entrance Hall

Storage cupboards and understairs storage.

### Cloakroom

Wash hand basin, WC, fully tiled and window to side.

### Lounge

13' 10" x 13' 9" ( 4.22m x 4.19m )

Double doors to dining area, gas fireplace and window to front.

### Dining Room

10' 7" x 10' 4" ( 3.23m x 3.15m )

Carpeted flooring and doors into lounge.

### Office / Sitting Space

8' 9" x 5' 9" ( 2.67m x 1.75m )

Carpeted flooring and doors to rear garden.

### Breakfast Kitchen

13' 2" x 9' 2" ( 4.01m x 2.79m )

Fitted with a range of wall and base units with work surface over, space for cooker, fridge and dishwasher. Pantry, tiled splashback and window to rear.

### Utility Room

6' 8" x 5' 1" ( 2.03m x 1.55m )

Space for washing machine and freezer. Base unit and boiler.

### Bedroom One

12' 8" x 11' ( 3.86m x 3.35m )

Window to front, fitted mirrored wardrobes and basin with storage.

### Bedroom Two

12' 3" x 12' 2" ( 3.73m x 3.71m )

Window to rear, fitted wardrobes and basin with store.

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### Bedroom Three

8' 10" x 6' 7" ( 2.69m x 2.01m )

Window to front and storage cupboards.

### Family Bathroom

A fully tiled bathroom with wash hand basin, shower over bath, airing cupboard, and window to rear.

### W/C

Separate to the family bathroom - WC and window to side.

### Loft Space

Boarded with power and light.

### Rear Garden

A lovely rear garden extending round to the side with a mixture of greenery and shrubbery. The side garden is gravelled with raised and other beds holding mature shrubs and plants. The rear garden is paved with mature bedding areas with a pond that has fish and frogs.

### Garage

16' 8" x 8' 6" ( 5.08m x 2.59m )

Brick built, window and up and over door.

### Parking

Driveway and a garage.

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## ○ Property Images



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## ○ Property Images

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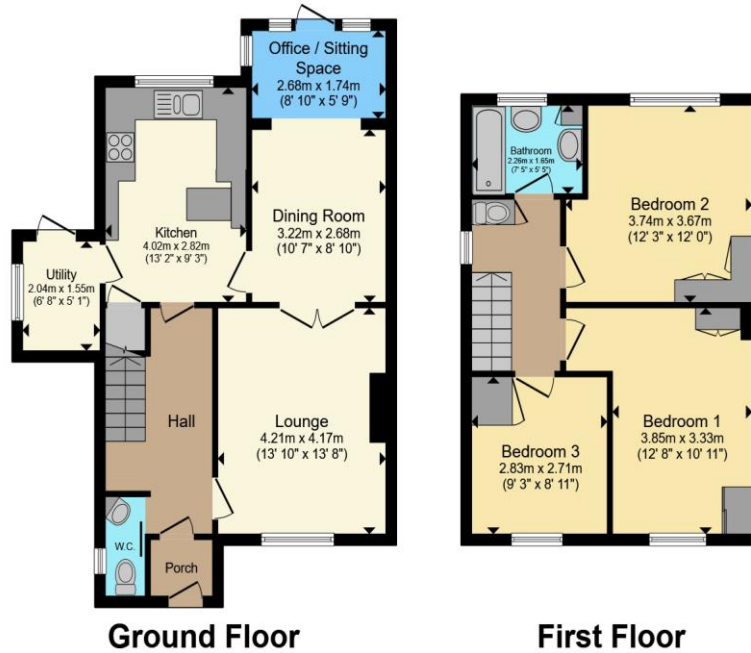
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## ○ Floor Plan



Total floor area 99.9 m<sup>2</sup> (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## ○ Approval

Signature

Date

Signature	Date
Sandra Farley	
Mr A.C. Pickles	