



ST. MICHAELS ROAD, WARWICK

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RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A beautifully updated 1950s semi-detached home on a generous corner plot, featuring a south-facing landscaped garden and modern family living spaces, positioned on the highly desirable St Michaels Road in Warwick. This charming property comprises an inviting entrance hallway, a cosy living room featuring a log burner fireplace, a spacious kitchen diner perfect for entertaining and everyday family life. Upstairs are three well-proportioned bedrooms alongside a sleek, modern bathroom with quality fixtures and finishes. Externally, the property benefits from off-road parking for two vehicles to the front with EV charger and a beautifully landscaped south-facing rear garden designed for outdoor enjoyment, complete with generous sandstone patio areas, pergola, and attractive planting. The location is exceptional, within easy reach of Warwick town centre, Warwick Racecourse, Warwick Hospital, Warwick railway station and Parkway station, while also offering scenic canal-side walks, excellent local schools, and convenient commuter links to surrounding areas. This is a wonderful opportunity to acquire a characterful home in one of Warwick's sought-after residential locations.

Property Details...

Entrance Hall

Painted timber front door, with a uPVC double glazed side window leads into the hallway which has timber effect laminate flooring, carpeted staircase leads to the first floor with fitted storage below. There are glazed doors through to the living room and kitchen diner, there is half-height panelling and a radiator.

Living Room

With a continuation of the timber effect laminate flooring, there are two tall white radiators, coving, a large uPVC double glazed window to the front elevation and there is a log burning stove with oak mantle and a granite hearth.

Kitchen Diner

Fitted with a white gloss kitchen with dark worktop, splash-back tiling, a double electric oven & grill, four ring Zanussi black glass gas hob with an extractor overhead. There is a black one and a half bowl sink with mixer tap and drainer. Space and plumbing for a washing machine, has an area suitable for a dining table, there's a three-column white traditional radiator, a uPVC double glazed window to the side and a large uPVC double glazed window overlooking the garden. uPVC French doors lead to the patio and there is a new Worcester Bosch gas wall mounted boiler.

Landing

A carpeted landing with timber balustrade and timber doors lead to the three bedrooms and bathroom. There is a large pull down ladder to the part boarded loft.

Bedroom One

A spacious double bedroom which has a large uPVC double glazed window to the front and a radiator. There's ample space for a king size bed, wardrobes and vanity unit.

Bedroom Two

Another spacious double bedroom with feature painted wall, a radiator and a large uPVC double glazed window that enjoys views of the landscaped garden.

Bedroom Three

A single bedroom which has a uPVC double glazed window, radiator, coving, shelving and wardrobe built above the stairwell boxing.

Bathroom

A stylish modern bathroom which has a floating concealed cistern toilet, with brushed chrome flush button. There is an L-shaped bath with a central



mixer tap and glass shower screen. There is tiled boxing and a rainfall mains shower, with a handheld shower attachment. There is a fitted bathroom cabinet, a floating vanity drawer unit with marbled effect worktop and surface mounted bowl sink & chrome mixer tap. The bathroom is fully tiled and has a chrome towel radiator and a fixed mirror with heat pad behind for de-misting the mirror. There are down-lights, an extractor and a uPVC window.

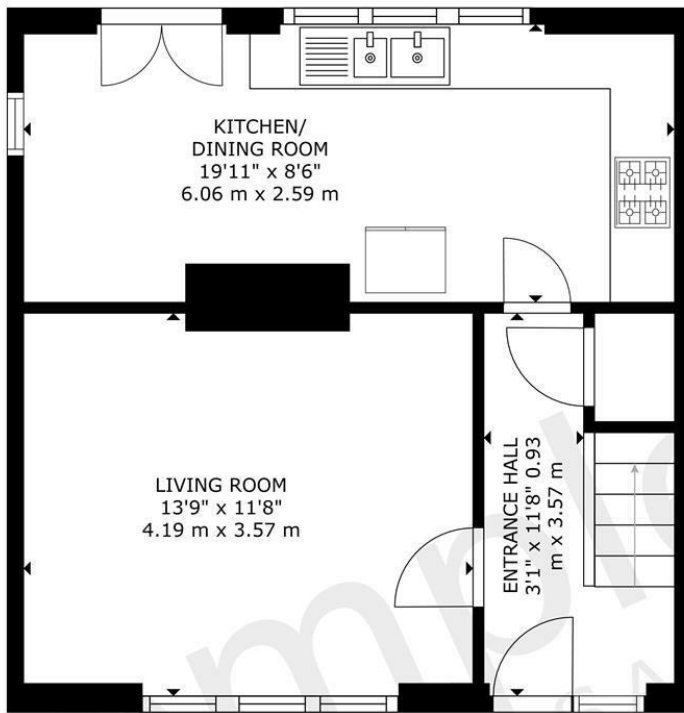
Rear Garden

A wonderfully sunny, landscaped south-facing garden that fans out across the generous corner plot. A large sandstone patio wraps around the side and rear of the property, and down beside the lawn is a generous flanking patio area, complete with a fixed pergola and raised vegetable boxes. To the side of the property there are also two sets of gates that create a discreet bin store, with a good sized shed to the rear.

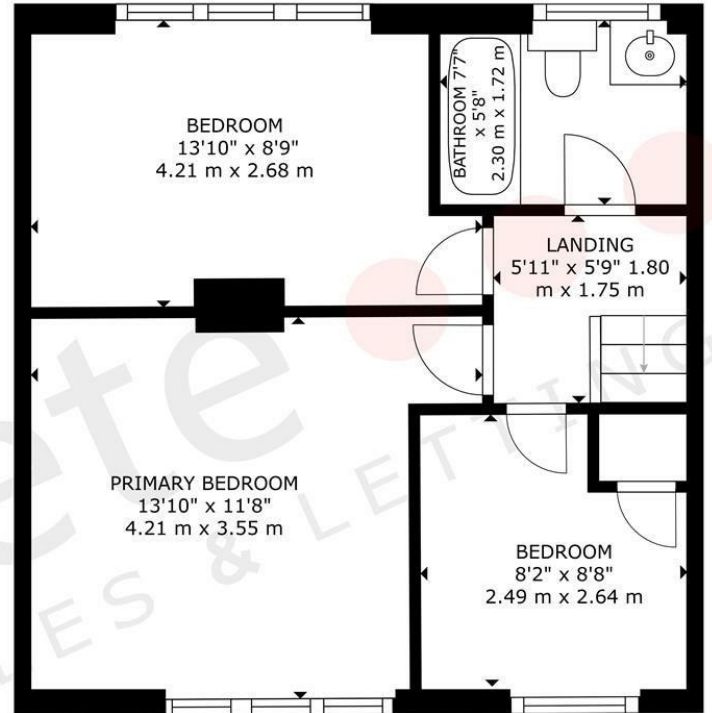
Location

Situated in a residential area in Warwick, within easy walking distance to Warwick Hospital and Warwick Racecourse, the property has great access to Leamington and Stratford via the road networks and is easily within reach of the M40 and A46 major roads. Walking distance to Warwick train station and Warwick Parkway Station with direct access to London and Birmingham.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

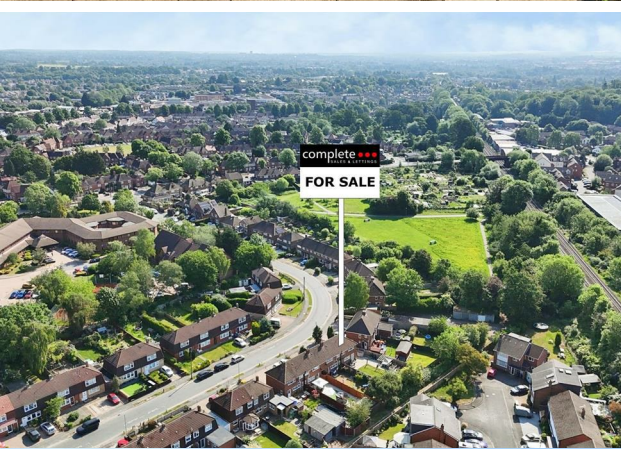
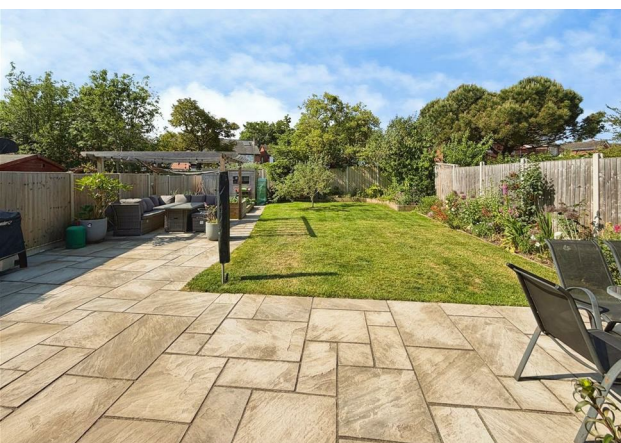
FLOOR 1: 408 sq. ft, 37 m², FLOOR 2: 415 sq. ft, 38 m²

TOTAL: 823 sq. ft, 75 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

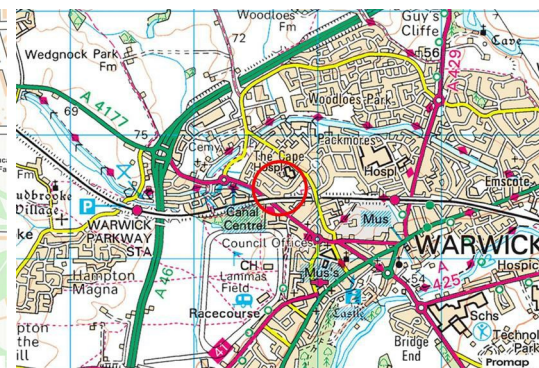
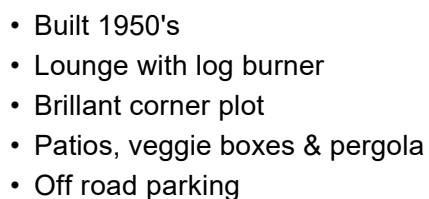
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There are a number of local amenities nearby including St Nicholas Park, great local schooling, shops, supermarkets, restaurants and public houses. Warwick town centre within walking distance and the historic Warwick Castle holding many events. There are wonderful walks close by along the canal system and most lead to wonderful pubs!





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