



Greville Road

WARWICK, CV34 5PU

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**SUPERBLY PRESENTED FAMILY HOME
SITUATED IN EVER POPULAR LOCATION
& A HOME THAT IS READY TO MOVE
STRAIGHT IN TO .**

Property at a glance

Superbly presented end terrace family home

Three double bedrooms

Open plan living / dining room / Kitchen

White modern family bathroom & downstairs WC

Substantial sized enclosed, mature rear garden with two
patio's and decked area

Communal parking

Solar panels

Close to all local amenities, parks, schools, M40, Hospital etc.

EPC Rating – C





The property offers excellent local amenities including local shops and schools, while also offering easy access into Warwick town centre. For commuters there are frequent trains from Warwick Train Station and access to the Warwick Bypass and M40 motorway network.

Having been greatly improved by the current owners, the property boasts a light and modern open plan interior which has been renovated to a high standard throughout and includes re fitted UPVC double glazing & doors as well as an extended entrance hallway.

In brief the ground floor comprises of; great sized entrance hall, downstairs WC with storage area just off IT under the stairs. IT has a highly impressive and well-presented 23ft open plan lounge / kitchen / diner with modern fixtures and fittings and windows to both the front and rear which flood the room with lots of natural light. The kitchen also has built in cooker & Hob and dish washer as well as space for a washing machine and fridge freezer.

Upstairs there are three double bedrooms all of a generous size, the master benefits from built in wardrobes and the third bedroom has a walk-in wardrobe over the top of the stairs, it also has a very well presented white modern family bathroom suite.



Externally to the front there is a low maintenance garden with access to the communal off-street parking, while the rear offers a quite substantial private and well-established garden which has been landscaped to make use of the space and offers a fantastic space for relaxing and entertaining by having a party or BBQ.

“This really is the ideal first time buy, family home or buy to let investment any buyer could make.

The Seller's View

"We love our property mainly due to the substantial size of the rear garden, it has lots of mature shrubs, trees and borders which gives it so much privacy and the fact it isn't overlooked means we spend most of our summers out there.

We love the location as it is equidistant to Leamington Spa and Warwick and close to lots of nice dog walking routes.

The internal open plan lounge / kitchen / dining area is also great for entertaining when the kids are playing in the garden.

Lastly, it's generally a good-sized house with three double bedrooms and nice and light and airy throughout given the large windows."



Our favourite part– the substantial sized rear garden and open plan living area."

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

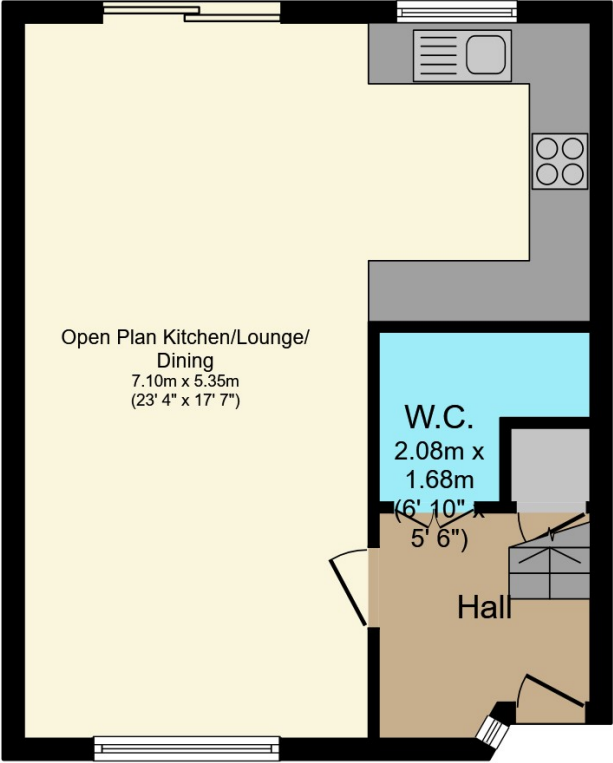
Local Authority & Tax Band

Warwick District Council

Tax band - B

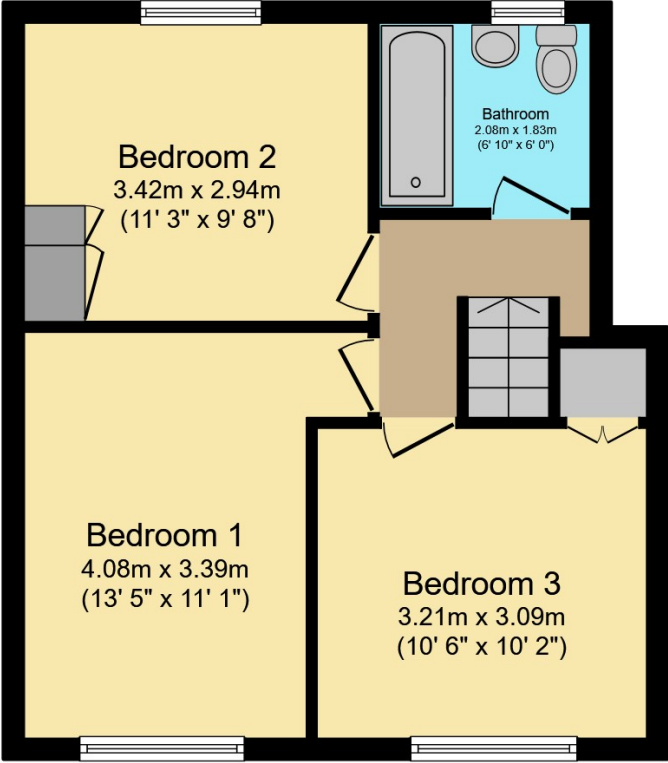
Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk



Ground Floor

Floor area 38.9 sq.m. (418 sq.ft.)



First Floor

Floor area 41.4 sq.m. (445 sq.ft.)

Total floor area: 80.2 sq.m. (864 sq.ft.)

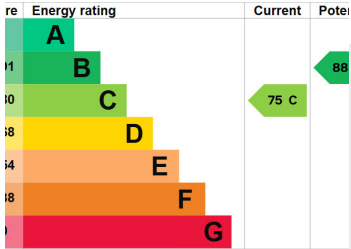
Amenties/Distances

Close to all local amenities, schools, parks,
Hospital and transport links including the train
station.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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