



57 Greville Road

Warwick **CV34 5PB**

Offers Over £370,000

57 Greville Road

A beautifully presented three bedroomed semi-detached family home in a town location but with very much a cottage feel, with a large rear garden. The property benefits from driveway parking, double glazing and gas central heating and comprises: entrance hall, living room to the front elevation, separate dining room, fitted kitchen, conservatory, three bedrooms and a family bathroom. To the rear there is an enclosed and attractive garden and a garage. Internal viewing is strongly recommended. There are a number of well respected primary and secondary schools within this catchment area and Leamington & Warwick train stations are within an easy commute.

LOCATION

Ideally positioned in the sought-after Spinney Hill area, the property is within walking distance of both Warwick town centre (approx. 1.5 miles) and Leamington Spa (approx. 2 miles). There are excellent local amenities nearby along Emscote Road, including shops, cafes and everyday conveniences. The area is well-served by regular bus routes and offers easy access to Warwick and Leamington train stations, making it ideal for commuters. Well-regarded schools including Emscote Infants and All Saints are within catchment, making this a great choice for families.

PORCH

Having glazed windows to the side elevation and door leading into the;

ENTRANCE HALL

Having a radiator, stairs rising to the first floor, understairs storage, radiator and doors leading to adjacent rooms.

LOUNGE

3.49m x 3.35m (11'5" x 10'11")
A light and airy lounge which in brief has a radiator, double glazed windows to the front elevation, and space for lounge furniture.

DINING ROOM

4.55m x 3.60m (14'11" x 11'9")
A separate dining room to the rear elevation which has a radiator, glazed window to the rear and space for dining room furniture.

KITCHEN

3.85m x 2.66m (12'7" x 8'8")
Having worktop surfaces, cupboards, a sink unit, glazed windows to the rear, part tiled walls, radiator, a wall mounted boiler, space for white goods and a door leading out to the;

CONSERVATORY

6.06m x 1.62m (19'10" x 5'3")
Having double glazed windows to the rear elevation, a door leading out to the rear garden and access to the ground floor W/C.

FIRST FLOOR

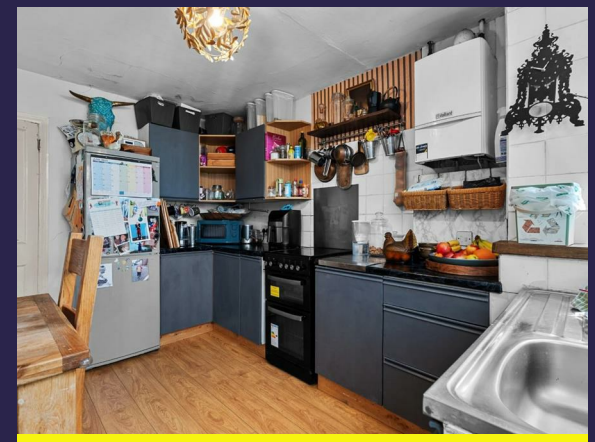
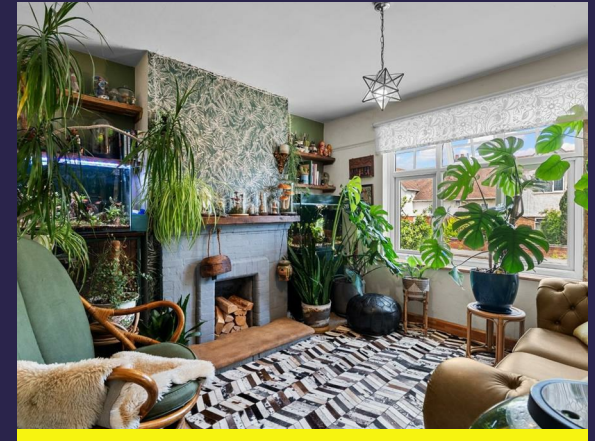
Having doors leading to adjacent rooms, a double glazed window to the front elevation and having loft access.

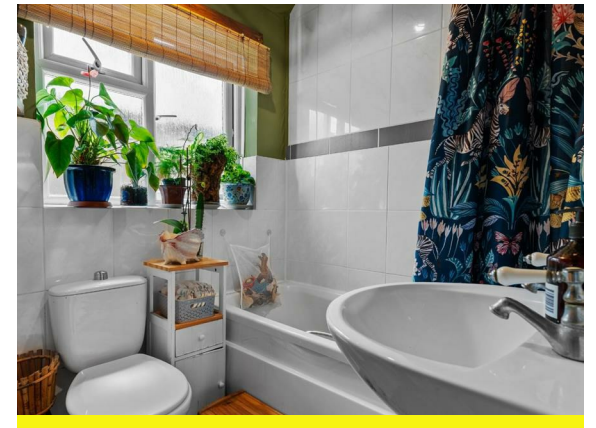
BEDROOM ONE

3.52m x 3.38m (11'6" x 11'1")
Having a double glazed window to the front elevation, radiator and space for bedroom furniture.

Features

- No Onward Chain
- Off-Road Parking
- Garage
- Two Receptions Rooms
- Ideally Located Between Leamington & Warwick
- Large South-West Rear Garden





Floorplan

Internal Living Area 1,049sq ft / 97.41m²



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com