

ehB RESIDENTIAL

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37, St. Michaels Road, Warwick

Price Guide
£350,000







A well-presented, traditional three-bedroom end-of-terrace home, boasting spacious accommodation, a generous rear garden and ample off-road parking. Briefly, it comprises a living room with a feature multi-fuel stove, a modern kitchen-diner with French doors leading to the rear garden. Upstairs are three well-proportioned bedrooms and a stylish family bathroom. Outside, the generous enclosed rear garden features a lawn, patio seating area, pergola, raised planting beds and a garden shed, perfect for outdoor entertaining. The front has a spacious driveway providing off-road parking. EPC rating: C

Location

Conveniently located, St Michaels Road is within easy reach of Warwick's historic town centre, with an excellent range of independent shops, cafés, restaurants, and local amenities. The property is ideally positioned for Warwick Hospital, well-regarded local schools and both Warwick and Warwick Parkway railway stations, providing excellent transport links to Birmingham and London, with the A46 and M40 also easily accessible.

Frontage

Spacious driveway providing ample off-road parking with an EV charger, bordered by mature trees and established greenery, leading to:

Covered Entrance Porch

Through the glazed timber entrance door,

Hallway

Double-glazed window facing the front aspect, stairs to first floor with fitted storage underneath, radiator and doors to:

Living Room

13'9" x 11'5" (4.2m x 3.5m)
Wooden flooring, focal fireplace with multi-fuel log burner, radiators, large double-glazed windows facing the front aspect

Kitchen Diner

19'8" x 8'4" (6m x 2.56m)
Range of base and eye-level white gloss units with complementary worktops and decorative tiled splashbacks throughout, an integrated Stove oven and grill with a four-ring gas hob, and a stainless steel and glass hooded extraction fan above. Dual drainer, composite sink with a chrome mixer tap, space and plumbing for an undercounter washing machine, large space for an American-style fridge freezer, wall-mounted gas-fired Worcester Bosch combi boiler, radiator, double-glazed windows facing the rear and side aspects, double-glazed rear door to the garden

First Floor Landing

Loft access hatch and doors to:

Bedroom One

11'5" x 11'1" (3.5m x 3.4m)
Double glazed windows facing the rear aspect, radiator








Bedroom Two
9'10",22'11" x 8'6" (3,7m x 2.6m)
Double glazed windows facing the rear aspect, radiator

Bedroom Three
8'5" x 8'2" (2.59m x 2.49m)
Double glazed windows facing the front aspect, radiator, built-in storage cupboard above the stairs

Bathroom
Decorative tiled suite, low level flush WC, hand wash basin with chrome mixer tap and fitted storage, panel bath with glazed shower screen and shower attachment, wall mounted storage unit, extraction fan, double glazed privacy windows to the rear aspect, wall mounted heated towel rail, inset mirror

Large Rear Garden
The generous, enclosed rear garden is mostly lawn, complemented by established borders, mature trees, and raised planting beds. A spacious paved patio provides ample room for outdoor dining and entertaining, featuring a timber pergola seating area and a garden shed for additional storage.

Services
All mains services are understood to be connected to the property. The gas fired boiler was installed in September 2025 and is currently under warranty. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this

Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
CV34 5RS



Ground Floor



First Floor

INTERNAL AREA

Ground Floor: 408 sq. ft, 37 m², First Floor: 415 sq. ft, 38 m²
Total: 823 sq, ft, 75 m²

This image is for illustrative purposes only.

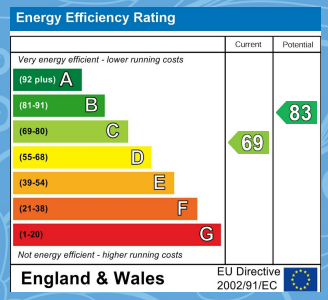
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