



**Connells**

Montague Road  
Warwick



## Property Description

This charming home offers everything you need for comfortable modern living and outdoor entertaining. There is a spacious lounge to the front with a bay window and a log burner, offering a cosy space to relax and unwind. To the rear is a modern re-fitted kitchen with plenty of worktop space and a dining room rear French doors, perfect for family meals and entertaining.

On the first floor there are three well presented bedrooms inviting plenty of natural light. The primary and second bedroom come with built in wardrobes! There is a family bathroom located on the same floor for added convenience. This home boasts excellent storage, off road parking with a driveway to the front and a large rear garden.

The impressive rear garden is perfect for hosting, relaxing and outdoor activities. This garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. There is a lovely patio and a vegetable patch! There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

## The Location

This family home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The property is within a short 5 minute drive or 20 minute walk of 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 ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 20 minute walk to Warwick station!

## Entrance Hall

Wooden flooring and storage cupboard.

## Lounge

13' 5" x 12' 5" ( 4.09m x 3.78m )

Window to front, wooden flooring and log burner with brick surround.

## Dining Room

12' 11" x 12' 6" ( 3.94m x 3.81m )

French door to rear, wooden flooring and serving hatch.

## Kitchen

13' 11" x 6' 9" ( 4.24m x 2.06m )

Fitted with a range of wall and base units with work surface over, built in fridge freezer, oven, gas hob and extractor fan, dishwasher, washer / dryer. Window to side and door to rear.

## Landing

Window to side and carpeted flooring.

## Bedroom One

13' 8" x 10' ( 4.17m x 3.05m )

Window to front, built in wardrobe and carpeted flooring.

## Bedroom Two

12' 7" x 9' 10" ( 3.84m x 3.00m )

Window to rear, wardrobes and carpeted flooring.

## Bedroom Three

7' 5" x 7' 2" ( 2.26m x 2.18m )

Window to front and carpeted flooring.

## Family Bathroom

Shower over bath, cupboard housing boiler, WC, wash hand basin, chrome towel rail, tiled to splashback and window to rear.

## Loft Space

Boarded with pull down ladder and light.

## Rear Garden

Private mainly laid to lawn garden, mature shrubs and plants, vegetable patch, side access and shed.

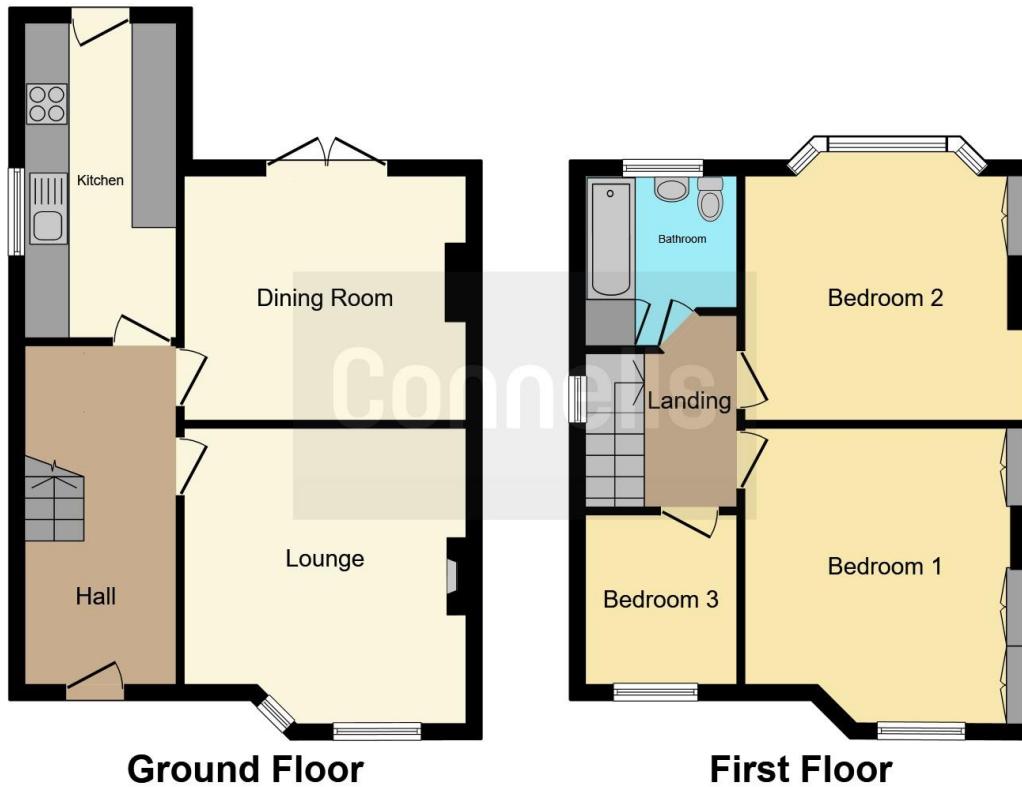
## Parking

Driveway to the front.









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.focalagent.com](http://www.focalagent.com)

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14 High Street  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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