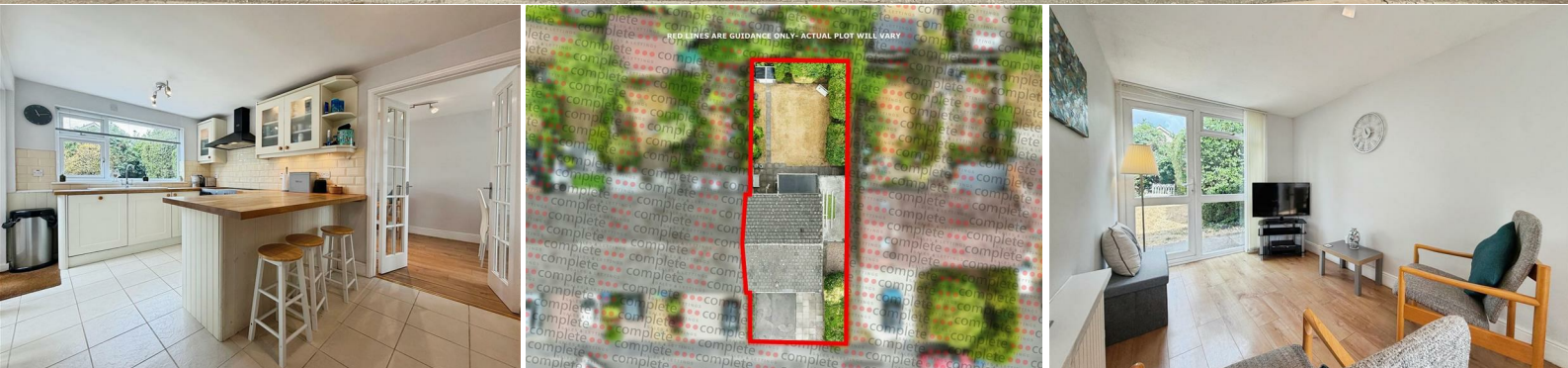




PIERS CLOSE, WARWICK

complete ●●●  
SALES & LETTINGS





An extended 1960s three-storey end townhouse, situated in a popular cul-de-sac close to Warwick Hospital and Warwick Railway Station. This very spacious family home comprises an entrance hall, guest WC, dining kitchen, garden room and utility room on the ground floor. On the first floor are two bedrooms and a full-width living room with a Juliette balcony. The second floor offers three further bedrooms, the family bathroom and a separate WC. Outside, there is a large rear garden, driveway parking to the front and an integral garage. The property is offered for sale with no onward chain.

It's in the details...

#### Entrance

A modern composite entrance door with matching side window leads into the spacious entrance hall, featuring timber-effect laminate flooring. A carpeted staircase rises to the first floor with useful understairs storage. There is a radiator and doors leading to the guest WC and breakfast kitchen.

#### Guest WC

Fitted with a white WC, vanity unit incorporating a wash hand basin with mixer tap, tiled flooring, chrome heated towel rail and a uPVC double glazed window.

#### Kitchen Diner

Fitted with a range of cream units complemented by thick timber worktops and display cabinets with under-cabinet lighting. There is space for a large range-style electric cooker with extractor hood over, an integrated dishwasher and a large ceramic single bowl sink with mixer tap and drainer. Additional features include tiled splashbacks, a uPVC double glazed window, uPVC double glazed French doors with matching side window, a radiator and a breakfast bar providing seating for three to four stools. Glazed internal French doors lead through to the dining room.

#### Utility

Fitted with quarry tiled flooring, white base units with worktop, space and plumbing for a washing machine, a wall-mounted Worcester boiler and a useful storage cupboard with shelving. There is also a uPVC double glazed window.

#### Garden Room

With timber-effect laminate flooring, radiator, uPVC double glazed door to the rear garden with matching side window, and matching uPVC double glazed door with side window to the front elevation.

#### Landing

A carpeted landing with a staircase rising to the second floor. Doors lead to the two bedrooms and the living room.

#### Living Room

A superb full-width living room featuring timber-effect laminate flooring, coving, uPVC double glazed windows and French doors opening onto a Juliette balcony overlooking the rear garden. There is also a radiator.

#### Bedroom One

A double bedroom with a uPVC double glazed window and radiator.

#### Bedroom Two

With a uPVC double glazed window and radiator.

#### Second Floor

A carpeted landing with doors leading to the bathroom, separate WC and three further bedrooms.

#### Bedroom Three

A spacious double bedroom with a uPVC double glazed window to the front elevation, radiator and fitted mirrored sliding wardrobes.

#### Bedroom Four

A double bedroom overlooking the rear garden with a uPVC double glazed window, radiator and fitted sliding wardrobes.

#### Bedroom Five

A good-sized fifth bedroom with a large uPVC double glazed window enjoying lovely views over the garden, trees and surrounding rooftops, together with a radiator.

#### Bathroom

Fitted with a panelled bath featuring a chrome mixer tap and handheld shower attachment, a pedestal wash hand basin with chrome taps and a separate glazed shower cubicle with mains-fed shower. There is also a towel radiator and a uPVC double glazed window.





**WC**  
Fitted with a white WC, vinyl flooring and a uPVC double glazed window.

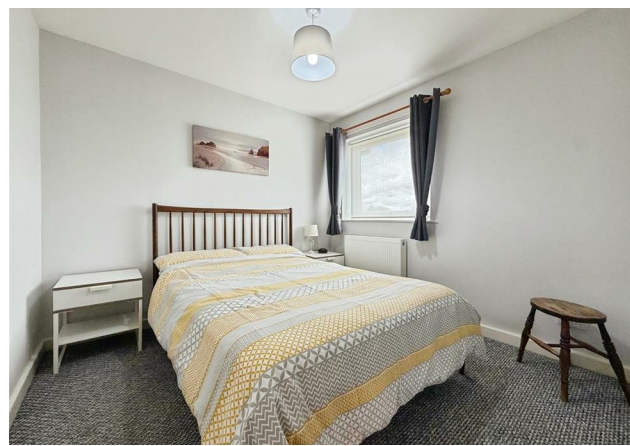
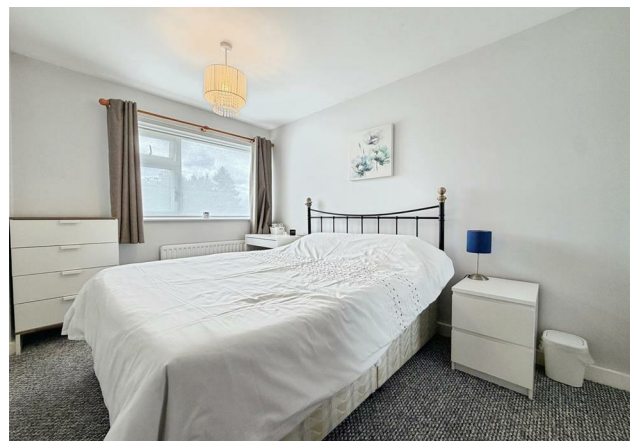
**Rear Garden**  
A generous lawned rear garden with a patio seating area and a slabbed pathway leading to a hardstanding suitable for a garden shed. The garden is enclosed by mature shrubs and deep planted borders. Side access leads to the front of the property.

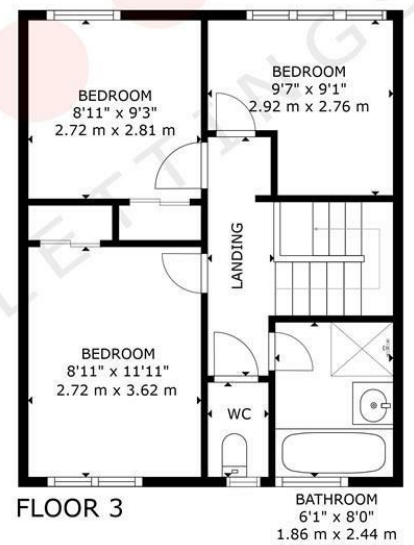
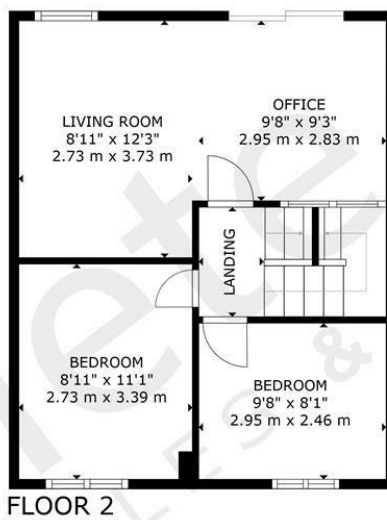
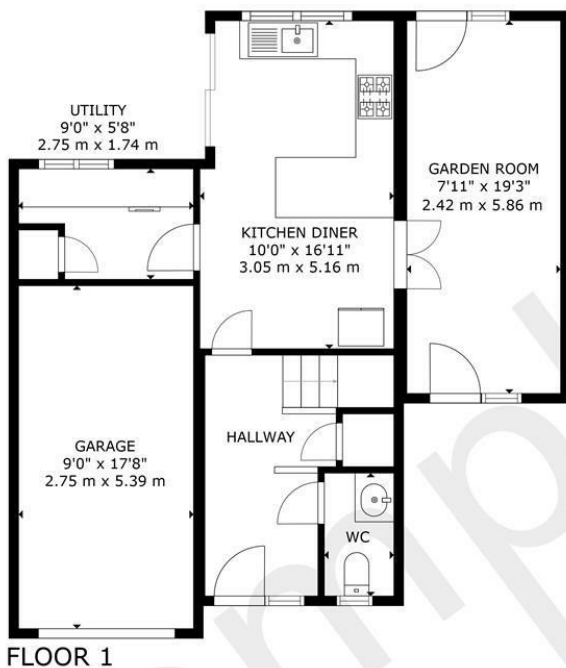
**Front & Parking**  
There is a tarmac and slabbed driveway providing side-by-side parking for two to three vehicles. The front garden also features a decorative stone area and a canopy porch over the entrance door.

**Garage**  
Integral garage with an up-and-over door, power and lighting.

**Location**

- Piers Close is a friendly and peaceful cul-de-sac.
- Warwick Hospital is on your doorstep.
- Excellent local schooling includes Coten End Primary School, approximately a 15-minute walk away and rated Outstanding by Ofsted, together with Myton School, around one mile away and rated Good by Ofsted.
- Warwick Railway Station is approximately a 10-minute walk away, while regular bus services are available from nearby Coten End.
- St Nicholas Park, with its children's playground, café, crazy golf and leisure facilities, together with the beautiful Priory Park, are both within a 15-minute walk. Warwick Racecourse is also approximately 1.5 miles away and provides wonderful open space for walking.
- A great selection of popular pubs can be found within a 20-minute walk, including The Bowling Green, The Black Pug, The Roebuck and The Saxon Mill.
- There are several excellent cafés within a 15-minute walk.
- Smith Street, with its independent shops, cafés and restaurants, is approximately a 15-minute walk away.
- Warwick town centre and Market Place, offering an even wider range of restaurants, cafés and public houses, are approximately a 20-minute walk away.





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GROSS INTERNAL AREA  
FLOOR 1: 518 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 449 sq. ft, 41 m<sup>2</sup>  
FLOOR 3: 444 sq. ft, 41 m<sup>2</sup>, TOTAL: 1,411 sq. ft, 130 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 160 sq. ft, 14 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



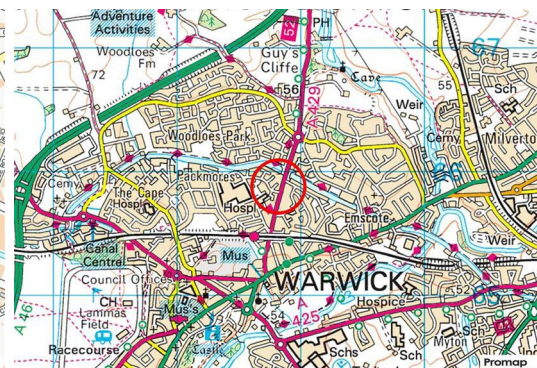
The Leamington Property Expert





- Three Storey End Town House
- Extended 1960's
- Kitchen Diner
- Full Width Living Room
- Cul-De-Sac- Near Hospital

- Five Bedrooms
- Drive & Garage
- Utility & Good Size Rear Garden
- Bathroom & Two Toilets
- No Chain



## PIERS CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Current                 |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 60                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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