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**33, Oakwood Grove, Warwick**

**Price Guide  
£525,000**



This mature, detached four-bedroom family home is situated on a corner plot in a popular residential cul-de-sac and offers excellent potential. The accommodation, which requires modernisation, includes the following features: an entrance porch, reception hall, cloak/shower room, spacious living room, separate dining room, kitchen, utility room, conservatory, bathroom, gas heating, driveway and garage, and established gardens. There is no upward chain. The energy rating is D.

#### Location

Oakwood Grove is part of an established residential area of individually styled detached properties forming a cul-de-sac set around a central green, providing a quiet and safe family environment. Located just over a mile from the historic county town centre, it is conveniently situated for amenities and easily accessible from the A46 and junction 15 of the M40, providing good commuter links.

#### Approach

Through glazed double opening doors into:

#### Entrance Porch

Tiled floor, further glazed windows to front and side, and a solid entrance door leads to:

#### Welcoming Reception Hall

15'10" x 9'3" (4.83m x 2.84m)

Original wood strip floor, radiator, open tread staircase rising to First Floor Landing. Doors to:

#### Cloaks/Shower Room

WC, vanity wash basin with storage cupboards below, fully tiled walls. Tiled shower enclosure with chrome shower system with rainfall shower head and separate attachment, radiator and a double-glazed window.

#### Spacious Living Room

22'10" x 13'5" (6.96m x 4.09m)

Matching wood strip floor, recessed cast iron wood burner with marble hearth, recessed wall display area with glass shelves, double door storage cupboard, five mounted spotlights, two double radiators and double-glazed windows to the side and front aspects.

#### Dining Room

12'6" x 12'5" (3.83m x 3.79m)

A radiator and a double-glazed window to the front aspect.

#### Kitchen

12'10" x 9'10" (3.92m x 3.02m)

Range of base and eye-level units, complementary worktops with an inset single drainer sink. Built-in oven and four ring gas hob, space for domestic appliance, tiled floor. Double-glazed windows and a double-glazed casement door provide access to the Conservatory. Access to the Utility Room and a part-glazed casement door provides access to the rear of the property.

#### Utility Room

6'6" x 6'0" (1.99m x 1.84m)

Worktops with an inset sink, space and plumbing for a washing machine, space for an upright fridge/freezer. Wall-mounted Worcester gas-fired boiler, tiled floor and a double-glazed window.

#### Conservatory

14'2" x 11'8" (4.34m x 3.58m)

Tiled floor, uPVC double-glazed windows, double-glazed glass roof with two roof vents, power and light. Double-glazed double-opening doors allow access to the gardens.

#### First Floor Landing

Central light point. Doors to:



#### Bedroom One

12'9" x 12'8" (3.90m x 3.87m)

Built-in mirror-fronted sliding-door wardrobes with hanging rail and storage space. Access to eaves storage space with light, a built-in Linen Cupboard and a double-glazed window.

#### Bedroom Two

10'11" x 10'4" (3.33m x 3.16m)

Built-in mirror-fronted sliding door wardrobes, access to eaves storage space, a radiator and a double-glazed window.

#### Bedroom Three

12'5" x 7'6" (3.81m x 2.30m)

A radiator and a double-glazed window.

#### Bedroom Four

10'5" x 5'11" (3.20m x 1.81m)

Radiator, bulkhead storage cupboard and a double-glazed window.

#### Bathroom

Comprising bath, bidet, pedestal wash hand basin, WC, radiator and a double-glazed window to the rear aspect.

#### Outside

The property is situated on a mature corner plot with an established front garden featuring lawned and stocked areas and a stepped pathway leading to the front entrance door

#### Driveway

Block-paved driveway providing good off-road parking, leading to a garage with a gated pedestrian access to the gardens.

#### Garage

18'6" x 9'4" (5.66m x 2.85m )

Up-and-over door, power and light, service door to the rear.

#### Gardens

Designed for ease of maintenance, with a feature circular paved area, stocked borders and mature hedging and an outside tap

#### Rear Lean-to/Storage Shed

18'9" x 5'4" (5.74m x 1.64m)

Located at the rear of the property, it has power, lighting and a polycarbonate roof.

#### Tenure

The property has been confirmed by the vendor as Freehold.

#### Services

All main services are connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

CV34 5TD



Total area: approx. 155.9 sq. metres (1677.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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