



WILMHURST ROAD, THE SADDLERS

complete ●●●  
SALES & LETTINGS



complete SALES & LETTINGS  
**FOR SALE**



A four-bedroom detached home built by Bellway to 'The Hanbury' design in 2002 in 'The Saddlers development' off the Birmingham Road in Warwick. The property is over 1500 ft.<sup>2</sup> and comprises: entrance hall, living room, kitchen/diner, utility, guest WC, conservatory, four double bedrooms, en-suite and family bathroom. There is also a well-built summer house, the garage is part store and part garage. The property is well-located for the M40, A46, and Warwick Parkway Station. Additionally, the development itself features lovely green areas and is situated next to the canal centre, offering picturesque canal walks, and is within walking distance of Warwick town Centre.



It's in the details...

**Entrance Hall**

Red painted entrance door, with twin leaded double glazed windows & a matching side window- this leads into the hallway which is neutrally decorated and has coving, double radiator, doors to the kitchen diner and living room. There is also a carpeted staircase leading to the first floor with an understairs storage cupboard.

**Living Room**

Good-sized living room with uPVC double glazed window to the front elevation, coving, decorative half-height panelling, fitted alcove shelving, a double radiator, with a chimney breast with an electric living flame style fire. Feature painted wall, two ceiling light points and solid wood painted floor.



**Kitchen Diner**

Good-sized space with oak-painted kitchen, mottled worktops, which include a 1 & 1/2 bowl stainless steel sink with mixer tap, four-ring gas hob, extractor over, fitted dishwasher, fitted double oven, extra oak fitted cupboards and high-level cupboards. Space for an upright fridge, double radiator, white bevel edge brick tiling, uPVC double glazed window to the side elevation and one looking to the conservatory and garden. UPVC double glazed French doors to the conservatory. Arch through to the utility area.

**Utility**

Oak cupboards with mottled worktop, with a single bowl stainless steel sink with mixer tap. Space & plumbing for a washing machine, space for a dryer, and there is the ideal classic gas wall-mounted boiler. Radiator, continuation of the tiled flooring, door to toilet and half double-glazed door to side passage. There is also an extractor.



**Guest WC**

There is a continuation of the tiled flooring, a modern handbasin with chrome mixer tap and vanity storage. There is a toilet, a radiator and a double glazed window.

**Conservatory**

A large uPVC double glazed conservatory with reflective glass roof.

**Landing**

Carpeted Landing, with an airing cupboard housing the hot water tank and shelving. There is a radiator and doors to the four bedrooms and the family bathroom. Loft hatch with a pull-down ladder to the partially boarded loft.

**Bedroom One**

A spacious double bedroom with a uPVC double glazed window, radiator and wooden flooring. Three sets of double fitted wardrobes, and a door to the en-suite.

**En-Suite**

With a glass door & mains thermostatic shower enclosure, toilet and handbasin. Also, a uPVC double glazed window, radiator, extractor, and tiled flooring.

**Bedroom Two**

Spacious double bedroom with timber flooring, double radiator, feature painted wall, and fitted wardrobe.

**Bedroom Three**

UPVC double glazed window, radiator and wooden flooring.





**Bedroom Four**

UPVC double glazed window, radiator and wooden flooring.

**Bathroom**

White bath with glass shower screen, thermostatic mains shower over. Pedestal hand wash basin, toilet, tiled flooring, tiled splash-back, tiling, down-lights and extractor. There is also a radiator.

**Rear Garden**

Low maintenance with pea-shingle stoned area, patio and paths. There is contoured border bedding also. Alleyway to both sides leading to the front of the house, one gated.

**Summer House**

Timber-built summer house, with double doors.

**Garage**

Split into two areas- bike & bins at the front and store room at the rear with strip light and glazed door to the alleyway.

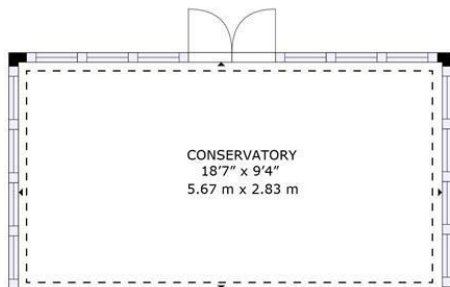
**Parking & Front**

Two parking spaces side-by-side, but space for a 3rd on the stoned area. There is a stoned area and a small height wall with well kept hedgerow.

**Location**

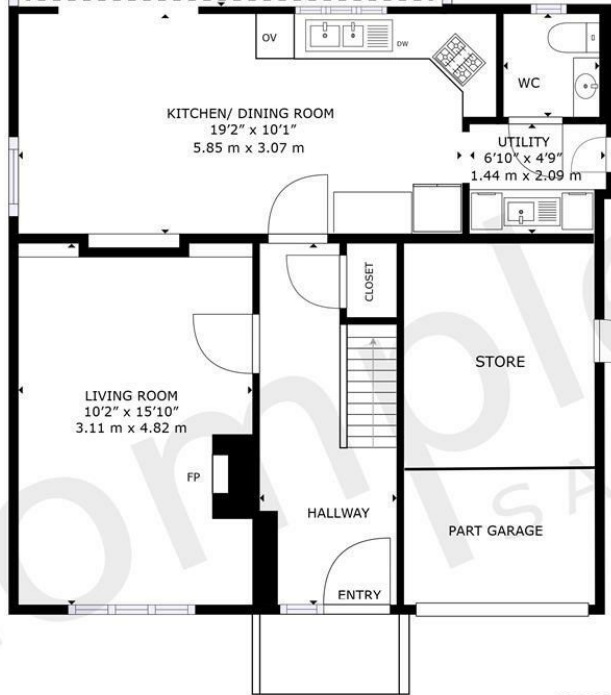
The property is located in the 'Saddlers' residential development, which is on the outskirts of Warwick off the Birmingham Road, within quick reach of the Hospital, great walks along the Grand Union Canal, being on the doorstep of the canal centre on the Saltisford Arm of the Grand Union Canal. The development has two lovely green areas for





CONSERVATORY  
18'7" x 9'4"  
5.67 m x 2.83 m

complete  
SALES & LETTINGS



KITCHEN/ DINING ROOM  
19'2" x 10'1"  
5.85 m x 3.07 m

LIVING ROOM  
10'2" x 15'10"  
3.11 m x 4.82 m

UTILITY  
6'10" x 4'9"  
1.44 m x 2.09 m

STORE

PART GARAGE



BATHROOM  
5'11" x 7'6"  
1.79 m x 2.30 m

BEDROOM  
7'10" x 11'1"  
2.38 m x 3.37 m

BEDROOM  
11'7" x 7'3"  
3.54 m x 2.21 m

BEDROOM  
10'5" x 14'10"  
3.17 m x 4.51 m

EN-SUITE  
6'6" x 6'4"  
1.99 m x 1.92 m

## FLOOR 2

GROSS INTERNAL AREA  
FLOOR1: 870 sq. ft, 265 m<sup>2</sup> FLOOR 2: 643 sq. ft,  
195 m<sup>2</sup> TOTAL: 1513 sq. ft, 460 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY



The Leamington Property Expert



residents. The area is within walking distance of Warwick town centre with all the boutique shops, restaurants and cafes on offer. Access to other local towns is ideal with the major road network close (walking distance to Warwick Parkway) by affording easy access to M40, Leamington Spa, Coventry, Gaydon and Stratford Upon Avon. The train networks in both Warwick and Leamington Spa offer great commutable options for those visiting London on business, with regular trains to London Marylebone in just over an hour. The Saddlers has communal green areas that involve a community charge of approximately £215 per year.





- Bellway 'The Hanbury' Design
- Over 1500 sqft
- Two Bathrooms
- Painted Oak Kitchen Diner
- Conservatory & Summer House
- Built 2002 - Saddlers Development
- Four Double Bedrooms
- Spacious Living Room
- Utility & WC
- Part Garage/Store & Off Road Parking



## WILMHURST ROAD, WARWICK

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●●  
 SALES & LETTINGS