



BIRCH MEADOW CLOSE, BIRMINGHAM ROAD

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FOR SALE



A very spacious 792 sqft, beautifully upgraded apartment in the sought-after Birch Meadow Close development, formerly 'The Spires' which was built by Kings Oak in 2005, ideally located in central Warwick just off Birmingham Road. This spacious two double bedroom apartment enjoys lift access (also from underground parking area), views over green space and Warwick Racecourse, two secure allocated parking spaces plus visitor parking, and well-maintained communal grounds. The accommodation includes a generous entrance hall, large living/dining room with Juliet balcony opening to the kitchen, main bedroom with en-suite and Juliet balcony, a second bedroom, and a separate family bathroom. Positioned just 0.5 miles from Market Square, with shops, Sainsbury's, the train and bus stations, parks, Warwick Hospital, and excellent access to the A46 and M40 all close by.

Property Details...

Communal Entrance

Intercom entrance door, into the communal hallway which has a lift and stairs that can be taken to the second floor.

Hallway

Large veneer door leads into the hallway which has timber effect laminate flooring, an electric radiator, intercom, door to the electric hot water tank and further storage cupboard. Doors to both bedrooms, the bathroom and the open-plan lounge kitchen diner.

Lounge Kitchen Diner

A wonderful open-plan space with timber effect laminate flooring to the kitchen dining area. The kitchen is a dark blue heritage style units with dark handles that includes a fitted oven, a Zanuzzi induction hob with a Zanussi extractor over. There are lots of integrated appliances- fitted fridge freezer, a slimline dishwasher, a washer dryer, carousel fitted corner cabinets and condiment racks. There is white marble effect worktops, with a 1 & 1/2 bowl stainless steel sink with mixer tap and drainer. There is under-cabinet lighting and marble effect white brick splash-back/ tiling. There is a large breakfast bar with storage below and seating for four chairs.

The living area had a carpet and a uPVC double glazed window to one side and an electric radiator and uPVC double glazed French doors with a Juliet balcony with matching side windows with a pleasant view of the gardens.

Bedroom One

A spacious double bedroom with an array of fitted wardrobes, with copper antique handles and high-level cabinets, with matching side tables. There is a matching drawer unit with cushioned seat, there is a uPVC double glazed window and an electric radiator. Door through to the en-suite.

En-Suite

A stylish fully-tiled en-suite which has a step in shower enclosure with a static glass screen and a glass flipper panel. There is a rainfall mains shower with a handheld attachment, a floating concealed cistern toilet with a chrome flush push button. There is a gloss vanity drawer unit with ceramic sink and a mixer tap. There is a useful shelf, and a white electric towel radiator and a electric shaver point. Extractor.

Bedroom Two

A good size single bedroom with a wall of fitted wardrobes drawers high and low cabinets. There is a uPVC glazed window and an electric radiator



Bathroom

A re-fitted bathroom with a p-shaped bath, with a curved shower screen, a mixer tap with a hand-held shower attachment. There is a gloss vanity unit with a large sink and mixer tap, a floating concealed cistern toilet with a chrome flush push button. LED mirror, an electric shaver point, a white electric towel radiator, a mirrored cabinet, and a further large towel cabinet and is fully tiled.

Communal

There are communal bin stores, a communal bike store and visitor parking.

Parking

The property has two allocated parking spaces side-by-side which are secure gated- bays marked 16.

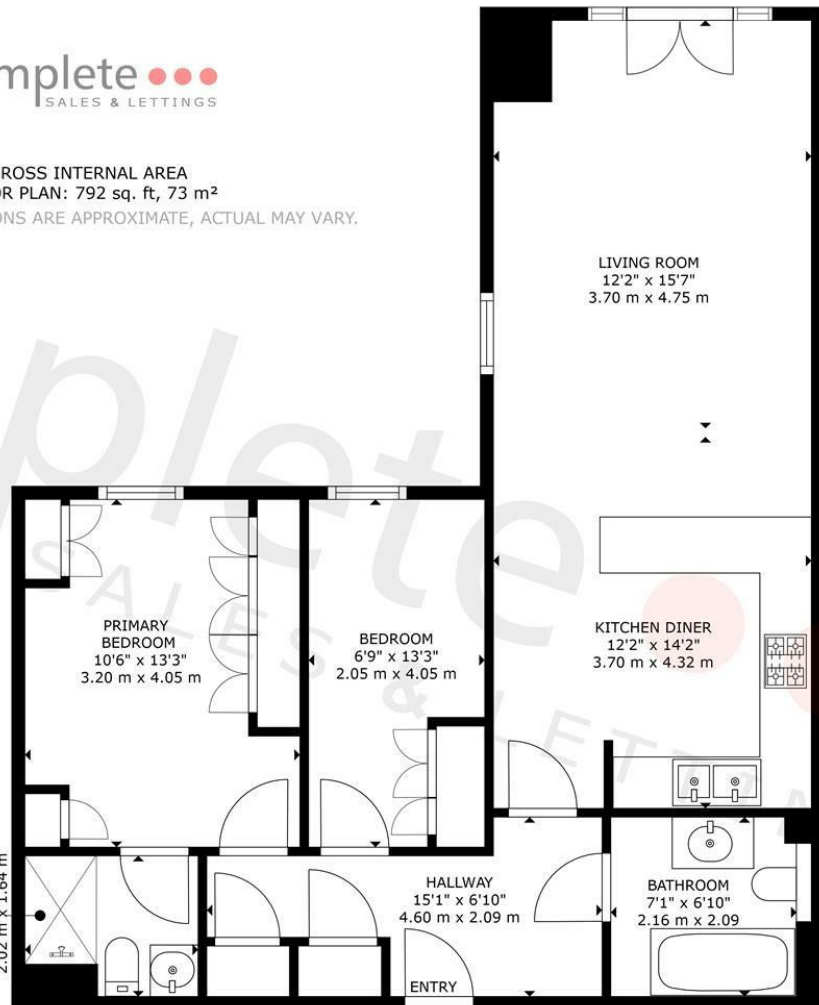
Location

Birch Meadow Close enjoys a prime position on the edge of Warwick Racecourse, within easy walking distance of Warwick's historic town centre. The location offers an excellent balance of convenience and green surroundings, with Market Square, independent cafés, restaurants, supermarkets, parks, and leisure facilities all close by. Warwick and Warwick Parkway train stations provide direct links to Birmingham and London, while the nearby A46 and M40 offer excellent commuter access. The development is also well placed for Warwick Hospital, highly regarded local schools, and the neighbouring towns of Leamington Spa and Stratford-upon-Avon.



GROSS INTERNAL AREA
FLOOR PLAN: 792 sq. ft, 73 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



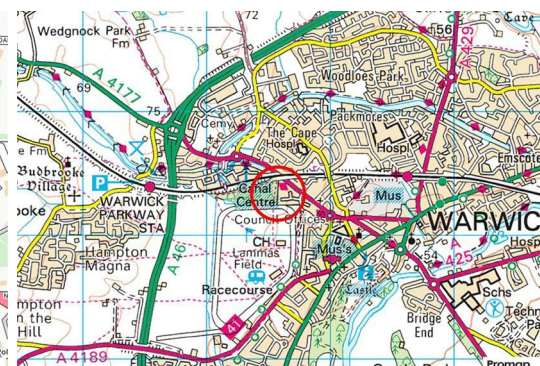
FLOOR PLAN

The Learnington Property Expert





- A Stylish Second Floor Apartment
- Bathroom & En-Suite
- Wonderful Open Plan Living
- Juliet Balcony & Lift
- 102 Years Lease & Communal Gardens
- Two Large Double Bedrooms
- Spacious 775 Sqft
- Lounge Kitchen Diner
- Two Parking Spaces & Visitor Spaces
- Offered No Chain



BIRCH MEADOW CLOSE, WARWICK

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
79	85
England & Wales	
EU Directive 2002/91/EC	

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