

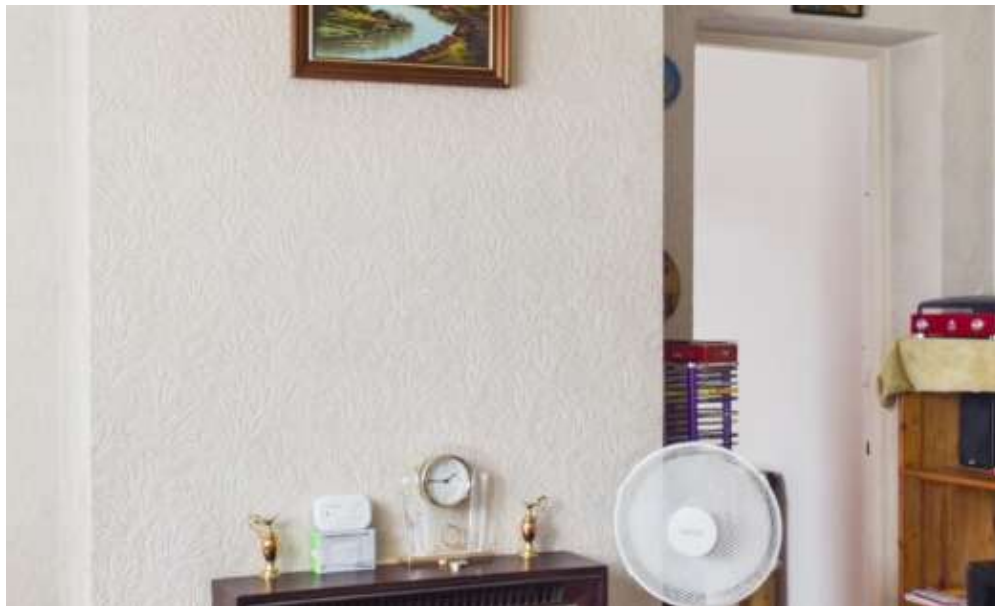


Guide Price £280,000

4 Bedroom Semi-Detached House for sale
4 Beech Grove, Warwick



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SALES AND LETTINGS



Overview

Chain-free 3/4 bed semi on a large Warwick corner plot. Ground floor features lounge, dining room, kitchen, lean-to & flexible 4th bed/reception. Upstairs has 3 beds, bathroom & separate WC. Complete with front garden & huge rear garden with vehicle access. Huge potential!



Key Features

- 4 Bedroom Semi-Detached
- Chain Free
- Large Rear Garden
- Local Amenities
- Great For Commuters







Offered chain-free on a generous corner plot in a sought-after Warwick location, this is a versatile three/four-bedroom semi-detached home full of potential. The ground floor opens via a welcoming entrance hall into a bright lounge, a separate dining room, a functional kitchen leading to a practical lean-to, and a highly adaptable additional reception room that easily serves as a fourth bedroom or home office. Upstairs, the landing connects three well-proportioned bedrooms, a family bathroom, and a separate WC for added morning convenience. Outside, the property enjoys a neat front garden alongside an expansive rear garden featuring both pedestrian and vehicular access, offering exceptional scope for off-street parking, outdoor living, or future expansion. The home has been well maintained and will need some updating to make it your own.

Additional details can be found below; don't hesitate to get in touch if you have any questions or would like to book a viewing.

Area

Ideally situated for total day-to-day convenience, this property is within easy walking distance of Warwick Hospital and a great selection of local shops, supermarkets, and doctor's surgeries. Families are well served by highly regarded local primary and secondary schools nearby. Commuters will love the excellent transport connections, with regular bus routes, swift access to the A46 and M40 network, and both Warwick and Warwick Parkway railway stations just minutes away for direct links to London and Birmingham.

Are you ready to call it your next home; don't delay in booking your viewing today, call now 24/7 on 01926 800555 to avoid disappointment.

The property is offered as FREEHOLD with no associated service or maintenance charges.

Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, and proof / source of funds checks on all buyers once an offer is accepted on a property. We use I Am Property to complete the necessary checks; this is not a credit check and



therefore will have no affect on your credit history. A non-refundable compliance fee of £50.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: B

Construction Type: Standard brick with pitched tiled roof

Sources of Heating: Gas & Electric

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Fibre is showing as available up to 5500mbps

Mobile Signal/Coverage: EE is showing as full strength, the other networks are showing as medium strength.

Parking: On street and in the rear garden

Building Safety: Ok

Listed Property: No

Restrictions: As per deeds

Private Rights of Way: As per deeds

Public Rights of Way: As per deeds

Flooded in Last 5 Years: No

Sources of Risk: None

Flood Defences: N/A

Planning Permission/Development Proposals: N/A

Entrance Location: Front

Located on a Coalfield: No

Other Mining Related Activities: No

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. Material Information refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

Approach

Set back behind a neat perimeter hedge, the property makes a welcoming first impression on its prominent corner plot, where a central pathway leads through the front lawn directly to the front entrance.

Hall

The entrance hall provides a welcoming greeting, featuring stairs ascending to the first floor along with doors opening into both the lounge and the kitchen.

Lounge

12' 9" x 12' 4" (3.89m x 3.76m)

A spacious and light-filled room anchored by a large front-facing window, offering a versatile living area with doors leading back to the hall and into the third reception room/fourth bedroom.

Reception Room/4th Bedroom/Study

10' 11" x 9' 10" (3.33m x 3.01m)

Positioned to the front with its own window, this versatile room links directly to the lounge, making it an ideal fourth bedroom, dedicated home office, or quiet snug.

Kitchen

9' 9" x 7' 5" (2.99m x 2.27m)

Equipped with handy under-stairs pantry storage, the functional kitchen features connecting doors through to both the dining room and the rear lean-to.

Lean To/Sunroom

7' 6" x 7' 2" (2.29m x 2.20m)

Serving as a bright, conservatory-style addition, the lean-to offers a seamless transition between indoor and outdoor living, with doors opening directly into the kitchen and out to the garden.

Dining Room

10' 10" x 9' 10" (3.32m x 3.00m)

A well-proportioned space designed for entertaining, featuring a direct door from the kitchen and sliding patio doors that open directly onto the rear garden.

Landing

Floorplans



Floor 0



Floor 1



Approximate total area*

89.4 m²
962 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHIC 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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01926 800 555 (24/7)

warwick@ewemove.com



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