



Lady Grey Avenue, Warwick, CV34 6FH

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# Property Description

\*\*\* AVAILABLE 26th AUGUST \*\*\* A stylish and well-appointed three-storey end-of-terrace townhouse, offering three bedrooms and contemporary living across three thoughtfully arranged floors. Ideally positioned with convenient access to the A46 and M40, and within reach of well-regarded local schools, this home perfectly suits modern family life.

The ground floor welcomes you with an entrance hall featuring useful built-in storage and a cloakroom/WC. The kitchen is well-equipped with ample cabinetry and integrated appliances — including a fridge/freezer, washing machine and dishwasher — along with space for a breakfast bar.

To the rear, a generous living room floods with natural light and offers garden views, with direct access via patio doors to the outdoor space. A gas fireplace adds warmth and character, while plush carpeting and an understairs storage cupboard complete the room beautifully.

The first floor hosts two well-proportioned double bedrooms — one to the front, one to the rear — each benefitting from a freestanding double wardrobe. Between them sits a family bathroom fitted with a full suite, including a shower over bath.

The entire second floor is dedicated to the principal bedroom, a spacious and private retreat complete with a large walk-in wardrobe. A separate shower room sits conveniently across the hallway.

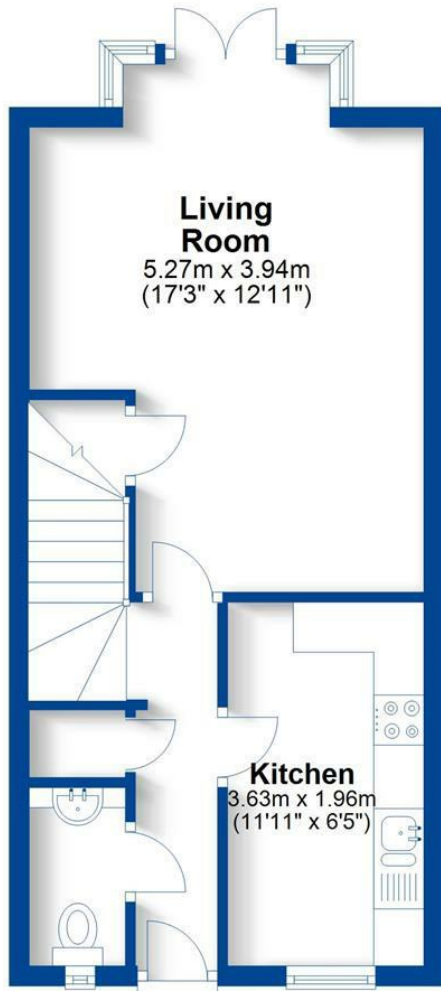
Externally, the property benefits from driveway parking to the front and a neatly landscaped rear garden with a patio area and garden shed — ideal for outdoor entertaining and relaxing. Offered unfurnished. Council Tax Band D. EPC Rating C.





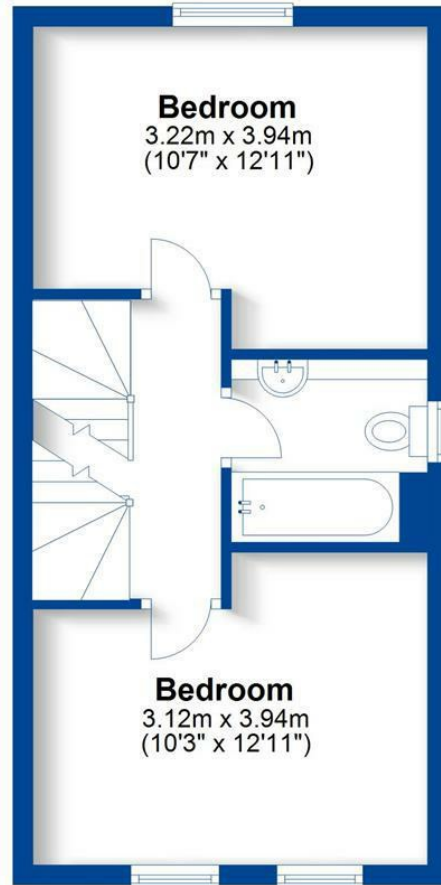
## Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



## Second Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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

- AVAILABLE 26th AUGUST
- Heathcote, Warwick
- Three Double Bedrooms, Two Bathrooms & Ground Floor WC
- Three Storey Town House
- Unfurnished
- Spacious Living Accommodation
- Great Local Amenities and Commute Access
- Rear Private Garden & Driveway Parking
- Council Tax Band D
- Energy Rating C

**£1,500 PCM**