



**Connells**

Swan Meadow  
Warwick



# Swan Meadow Warwick CV34 6HZ

for sale offers over  
**£280,000**



## Property Description

The perfect blend of style and practicality in this modern two-bedroom home with excellent storage. The carefully designed kitchen is well equipped with storage and integrated appliances, giving a sleek finish. The spacious lounge offers plenty of natural light with French doors leading out into the lovely rear garden.

Upstairs, there are two generously sized, light and airy bedrooms and a modern family bathroom. This delightful home further benefits from the convenience of off-road parking.

Swan Meadow is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short drive or less than a 30 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

## Entrance Hall

Double glazed window to side, store cupboard and laminate flooring.

## Cloakroom

Wash hand basin and WC.

## Kitchen

11' 7" x 7' 5" ( 3.53m x 2.26m )

Fitted with a range of wall and base units with work surface over, built in oven, gas hob with extractor fan and fridge freezer. Laminate flooring and double glazed window to front.

## Lounge

15' 10" x 13' 6" ( 4.83m x 4.11m )

Double glazed window to side, laminate flooring and double glazed French doors to rear.

## Landing

Double glazed window to side, airing cupboard, loft hatch and carpeted flooring.

## Bedroom One

14' x 9' ( 4.27m x 2.74m )

Double glazed window to rear and carpeted flooring.

## Bedroom Two

15' 10" x 11' ( 4.83m x 3.35m )

Two double glazed windows to front and carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin, tiled walls, laminate flooring and double glazed window to rear.

## Rear Garden

Enclosed rear garden mainly laid to lawn with side access.

## Parking

One allocated parking space to rear.

## Boiler

The boiler, located in the kitchen, is 5 years old and serviced yearly.

## Vendors Notes

Estate charges: Stonewater Limited

Ground Maintenance PCM £10.16

Management charge PCM £8.40

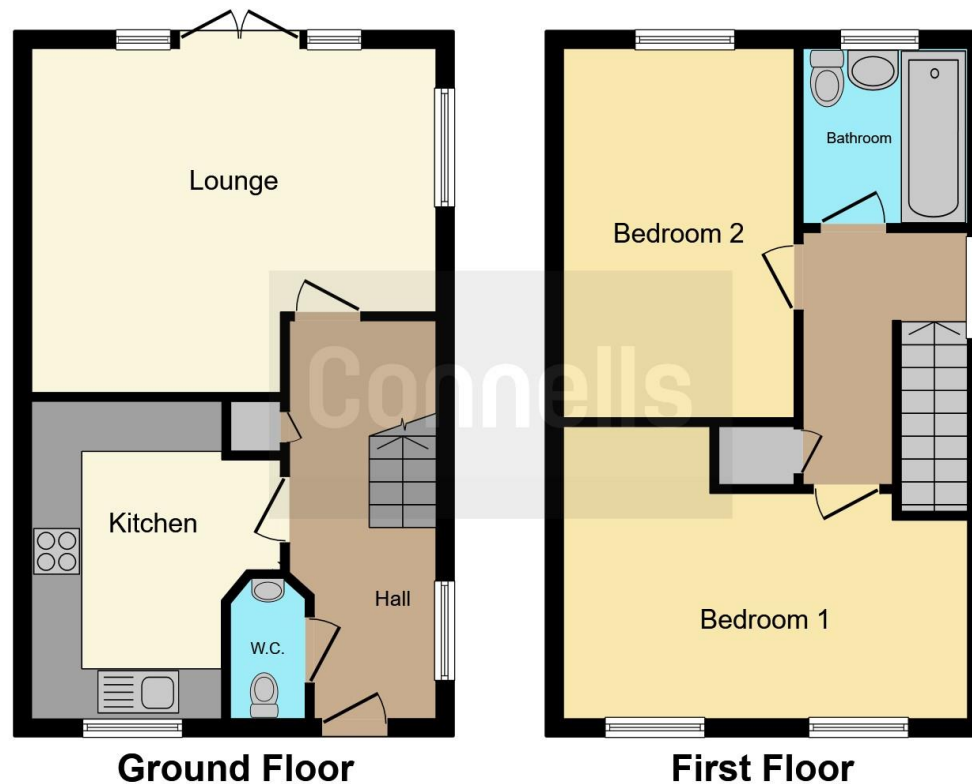
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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14 High Street  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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