



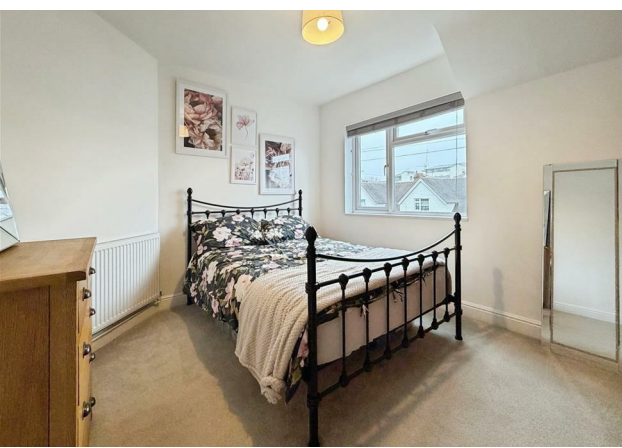
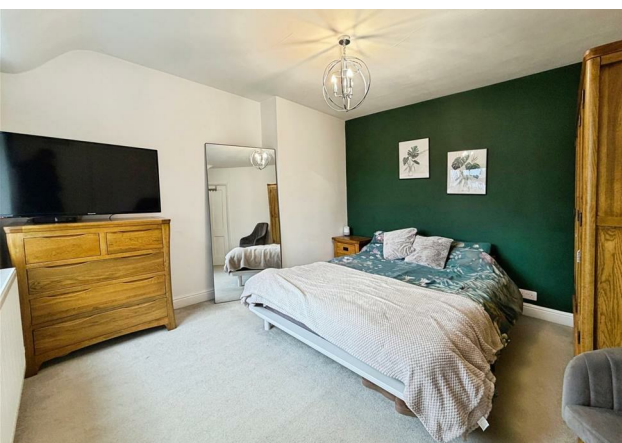
GREVILLE ROAD, WARWICK

complete ●●●  
SALES & LETTINGS









A beautifully presented 1920s mid-terrace home situated on the ever-popular Greville Road, to the west of Warwick. Full of character and charm, this superb property perfectly blends period features with stylish modern finishes throughout. Comprises a porch and entrance hall, an elegant dining room, a bright bay-fronted lounge, and a contemporary fitted breakfast kitchen designed for modern living. Upstairs, there are three well-proportioned bedrooms and a spacious four-piece family bathroom. Externally, the property benefits from off-road parking to the front, while to the rear is a generous, sunny south-west facing garden- ideal for entertaining — complete with a large detached garage. Ideally positioned for Warwick Hospital and St Nicholas Park, the home also offers easy access into Leamington Spa and convenient links to both Warwick and Leamington train stations, making it perfect for commuters and families alike.

It's in the details...

#### Porch

A timber painted door with window above leads into the tiled porch that has a painted timber and glazed door through to the hallway.

#### Hallway

With oak flooring, radiator, a carpeted staircase leads to the first floor and there is painted timber door through the dining room.

#### Dining Room

A spacious dining room with oak flooring that has electric under heating, feature painted wall with useful alcove for a desk, oak mantle, a large uPVC double glazed window looking of the garden. There's a large radiator, door to the kitchen and large square opening through to the living room.

#### Living Room

There is a uPVC double glazed bay window to the front, a continuation of the oak flooring with electric underfloor heating. Radiator.

#### Breakfast Kitchen

A stylish matte grey kitchen, with white worktop which includes a sunken stainless steel sink with surface mounted mixer tap, breakfast bar area, a fitted washing machine, a fitted dishwasher, a fitted oven, a four ring electric hob and there is a fitted fridge freezer. Oak door to under stair storage cupboard, three uPVC double glazed windows, an extractor, oak flooring that has electric underfloor heating and a modern composite exterior door with diamond window through to the garden.

#### Landing

A spacious carpeted landing which has painted balustrade and doors through to the three bedrooms and bathroom.

#### Bedroom One

A double bedroom with a radiator and a uPVC double glazed window.

#### Bedroom Two

A double bedroom with a feature painted wall, a radiator and a uPVC double glazed window with a view of the garden.

#### Bedroom Three

A single bedroom with timber effect laminate flooring, a radiator and a uPVC double glazed window.

#### Bathroom

A stylish four piece bathroom, which includes a deep bath, with a chrome mixer tap, a toilet, a pedestal hand wash basin with mixer tap, a step in glass shower enclosure with a rainfall mains shower that has a handheld attachment. There is tiled splash-backs, tiled flooring, an extractor, a chrome towel radiator, a large cupboard housing the gas combi boiler. There is a uPVC double glazed





window.

#### Rear Garden

There is a landscape sunny South West facing long garden which has decking larger lawn with planting and a pathway that leads all the way up to the raised rear decking and the garage. There is side gate to the front passage and also rear pedestrian gate to the rear lane.

#### Garage

There is a large concrete sectional detached garage with up and over door. Pedestrian access door.

#### Front & Parking

There was a tarmac area to the front with a stoned bay border. The owner uses this space to park a car. There is an exterior light.

#### Location

Located in Warwick but well positioned for both town centres of Warwick and Leamington Spa, and being within walking distance of the Saxon Mill pub on the River Avon. The positioning is perfect for the commuter wanting access to the major road links with the M40, A46 and other roads all close by. Warwick itself with the Racecourse, Warwick Castle and boutique style shops and cafes is literally moments away as too is Leamington Spa. There are train stations also available in both Warwick & Leamington Spa which have lines to Birmingham and London. Schooling in the local area is also of a variety with private and public schooling nearby. Convenient for everything Leamington Spa



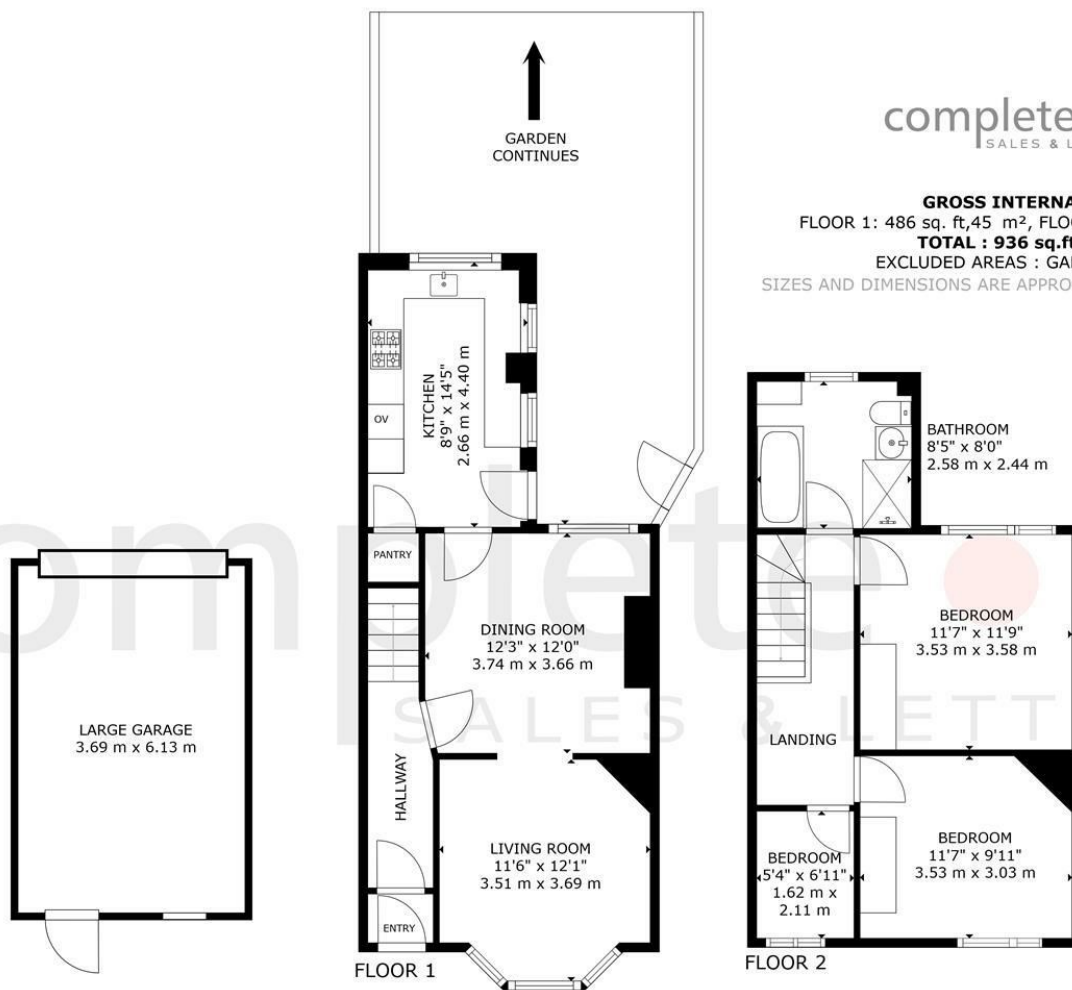


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**GROSS INTERNAL AREA**  
FLOOR 1: 486 sq. ft, 45 m<sup>2</sup>, FLOOR 2: 450 sq. ft, 41 m<sup>2</sup>  
**TOTAL : 936 sq.ft, 86 m<sup>2</sup>**

EXCLUDED AREAS : GARAGE 22.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, making it a highly desirable place to live.

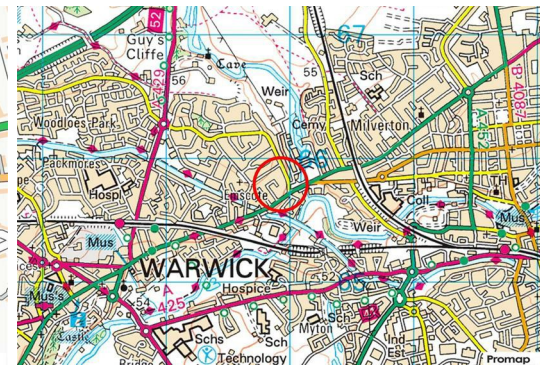
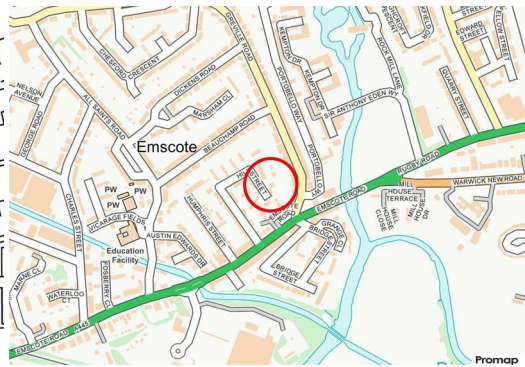






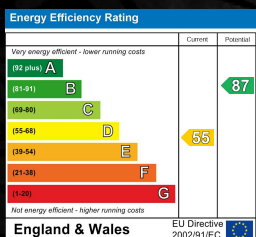
- 1920's Mid Terrace
- Oak Flooring & Under Floor Heating
- Off Road Parking
- Upstairs Bathroom
- A Large Detached Garage

- Very Well Presented
- Bay Fronted Lounge & Dining
- Spacious Breakfast Kitchen
- Three Bedrooms
- Large South West Rear Garden



## GREVILLE ROAD, WARWICK

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



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