



Connells

West Street
Warwick

West Street Warwick CV34 6AN

for sale offers over
£425,000



Property Description

This fantastic Neo-Georgian three storey townhouse is a perfect family home, situated in an idyllic and highly sought after location of West Street in central Warwick.

This home features an open living/dining space with separate kitchen on the ground floor. The first floor offers the principal bedroom with dressing area and en suite, another bedroom and handy w/c. On the second floor you have the remaining two bedrooms and a family bathroom.

The property offers a rear courtyard, perfect for entertaining or those low maintenance gardeners with lots of space for pots and planters. To add to the benefits of the property, there is on street permit parking, alongside a single garage to the rear with access from and into your own courtyard.

This gorgeous home is offered with no upward chain.

The Location

West Street is ideally located within 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is an 18 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

Approach

Steps leading straight from Warwick town centre, with a door to;

Entrance Porch

With a door leading to lounge and window to side, allowing natural light through.

Lounge

14' 2" x 13' 1" (4.32m x 3.99m)

With wood style flooring and a wall hung radiator. Window to the front overlooking the idyllic West Street in central Warwick. Archway leading to the dining area;

Dining Room

9' 5" x 8' 1" (2.87m x 2.46m)

This area benefits from an understairs storage cupboard, single obscure glazed window to the kitchen for natural light to flurry through the home. Door to kitchen and a wall hung radiator.

Kitchen

8' 1" x 7' 2" (2.46m x 2.18m)

Fitted with a range of base and wall mounted units with a complimentary work surface over and a feature breakfast bar. There is a double sink with a window to the rear overlooking the courtyard with a mixer tap and drainer. Appliances within the kitchen are to include a four ring gas hob and electric oven below, with a cooker hood above. There is space and plumbing for a washing machine and space for a fridge/freezer. The combination boiler is housed in here also. Door through to;

Rear Hallway

Door to courtyard, radiator and stairs to landing.

First Floor Landing

Stairs to upper floor, airing cupboard with shelving and radiator.

Bedroom One

13' 4" excluding wardrobe area x 10' 7" (4.06m excluding wardrobe area x 3.23m)

Two windows to front, archway to dressing area and radiator. Dressing area to include two double fitted wardrobes.

Ensuite

Bath with shower over, pedestal wash hand basin, WC, extractor and fully tiled walls and flooring.

Bedroom Three

12' 4" x 7' 8" (3.76m x 2.34m)

Two windows to rear, radiator, built in storage cupboard with shelving and rail.

W/C

Part tiled walls, WC and hand wash basin.

Second Floor Landing

Two Velux style windows, loft access.

Bedroom Two

12' 1" excluding wardrobes x 10' 7" (3.68m excluding wardrobes x 3.23m)

Two windows to front, fitted wardrobes and radiator.

Bathroom

Fully tiled walls, pedestal wash hand basin, WC and a bath with shower attachment.

Bedroom Four

9' 7" x 8' 3" (2.92m x 2.51m)

Window to rear, cupboard with shelving and rail, eaves storage and radiator.

Outside

Courtyard garden space with paved patio and steps through to garage/storage space.

Parking

Permit on street parking to the front of the property.

Garage

17' 3" x 9' 5" minimum (5.26m x 2.87m minimum)

Access from the rear, with an up and over door, door to garden area and a further storage cupboard just within the garden space attached to the garage.

Vendors Notes

Single glazed throughout the property.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

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14 High Street
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EPC Rating: D Council Tax
 Band: E

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Tenure: Freehold



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