



29 West Street  
Warwick | Warwickshire | CV34 6AB

 FINE & COUNTRY

# STEP INSIDE

## 29 West Street

Set along a charming, tree-lined street just moments from the centre of Warwick, West Street is a beautifully presented Grade II Listed townhouse that offers character, warmth, and a highly walkable lifestyle.

Behind its attractive façade lies a home full of personality where period features, such as exposed timbers and a feature fireplace, sit comfortably alongside a thoughtfully extended kitchen and dining space. Arranged over three floors, the property provides three bedrooms and well-balanced living accommodation, ideal for those seeking a character home within easy reach of the town's amenities.

With a private courtyard-style garden, the rare benefit of an offroad parking space, and the added advantage of Warwick Castle neighbour passes, this is a home that combines charm, lifestyle, and everyday practicality in a particularly convenient setting.

### Accommodation Summary

#### Ground Floor

The front door opens directly into a welcoming living room, a space that immediately feels both cosy and sociable. A bay window to the front allows natural light to pour in, while a feature fireplace creates a natural focal point - ideal for quieter evenings or entertaining guests.

To the rear, the space flows seamlessly into an extended kitchen and dining area. Designed with day-to-day living in mind, this open-plan room offers ample storage and preparation space alongside a defined dining area. French doors open directly onto the garden, encouraging an easy connection between inside and out.

#### First Floor

The first floor hosts two bedrooms, including a well-proportioned principal bedroom to the front of the house. A second bedroom, currently suited to use as a guest room, nursery, or home office, overlooks the rear.

A modern family bathroom serves this level.

#### Second Floor

The top floor provides a further bedroom with characterful, sloping ceilings and access to a large attic storage space - a practical addition that is often hard to find in period homes.









# STEP OUTSIDE

29 West Street

## Outside

To the rear, the garden has been designed for ease of maintenance, with a paved courtyard-style layout that works perfectly for outdoor dining and relaxed evenings. Well-considered planting and seating areas create a private and inviting outdoor space.

## Services, Utilities & Property Information

Tenure - Freehold  
 Council Tax Band E - Warwick District Council  
 Property Construction - Standard - brick & tile  
 Electricity Supply - Mains  
 Water Supply - Mains  
 Drainage & Sewerage - Mains  
 Heating - Mains  
 Broadband - FTTP Broadband connection available - we advise you to check with your provider.  
 Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking - One off-road parking space, with additional on-street permit parking available.  
 Notes - The property is Grade II Listed.  
 The property is situated in Warwick Conservation Area.  
 The property benefits from and is subject to rights and easements, including drainage and water supply.



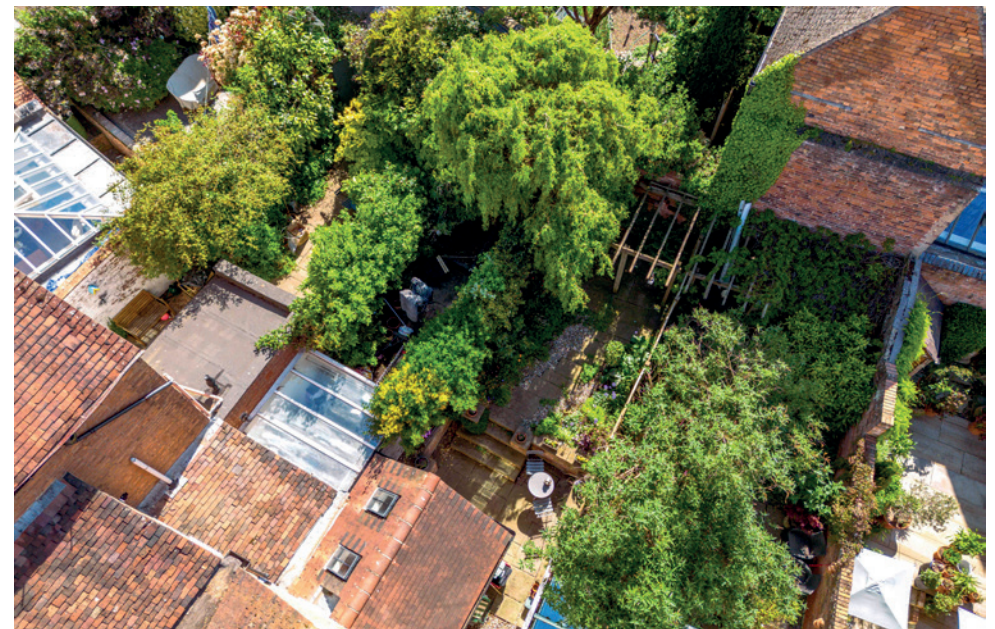


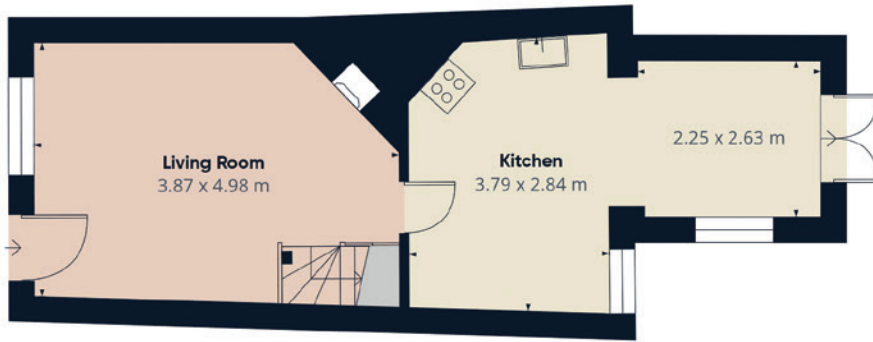
# LOCATION

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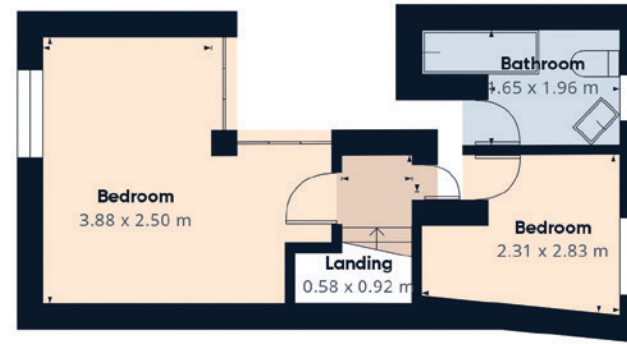
West Street offers a particularly attractive approach into Warwick's historic town centre, with its range of independent shops, cafés, restaurants, and everyday amenities all within walking distance.

The property is also well positioned for access to the A46 and Junction 15 of the M40, while Warwick Parkway Station provides rail services to London and Birmingham, making it a convenient choice for commuters as well as those looking to enjoy town living.

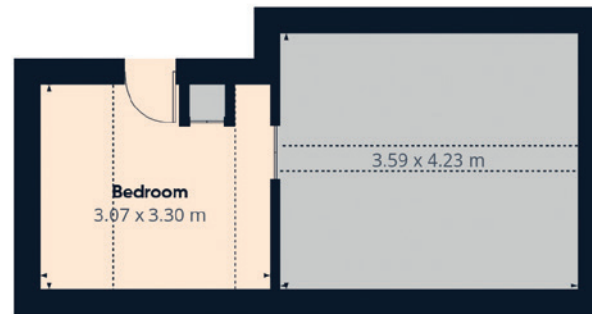




Floor 0



Floor 1



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Approximate total area<sup>(1)</sup>

84.3 m<sup>2</sup>

Reduced headroom

17.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360





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