



**Connells**

Woodhead Road  
Warwick



## Property Description

An immaculate two double bedroom end terrace built in 2021, ideally positioned within a short walk of an abundance of local amenities. Set back from the road behind the driveway offering two side by side parking spaces, this attractive property offers well presented and contemporary accommodation throughout.

The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, a modern fitted kitchen and a spacious open plan lounge diner providing an excellent space for both relaxing and entertaining.

To the first floor are two well proportioned double bedrooms, both served by a stylish modern family bathroom.

Externally the property enjoys a private, lawned rear garden, ideal for outdoor dining and leisure.

## Approach

The property is set back from the road behind the driveway for two cars with a pathway to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with a radiator, a double glazed window to side elevation and doors to the downstairs cloakroom, lounge diner and kitchen.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C,

a radiator and a double glazed window to side elevation.

## Lounge Diner

12' 10" x 12' 9" max ( 3.91m x 3.89m max )

Spacious, light and airy lounge with an under stairs storage cupboard, two radiators and French doors leading to the rear garden.

## Kitchen

10' x 5' 8" ( 3.05m x 1.73m )

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. With a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the entrance hallway with doors off to both bedroom and the family bathroom.

### Bedroom One

9' 4" min to door recess x 12' 8" max ( 2.84m min to door recess x 3.86m max )

Double bedroom benefitting from a built-in cupboard over the stair bulk head, access to the loft via a hatch, a radiator and two double glazed windows to front elevation.

### Bedroom Two

8' 2" x 12' 9" ( 2.49m x 3.89m )

Double bedroom having a radiator and two double glazed windows to rear elevation.

### Bathroom

White three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, an extractor fan and a fitted towel rail.

### Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed with a patio area and gated side access.

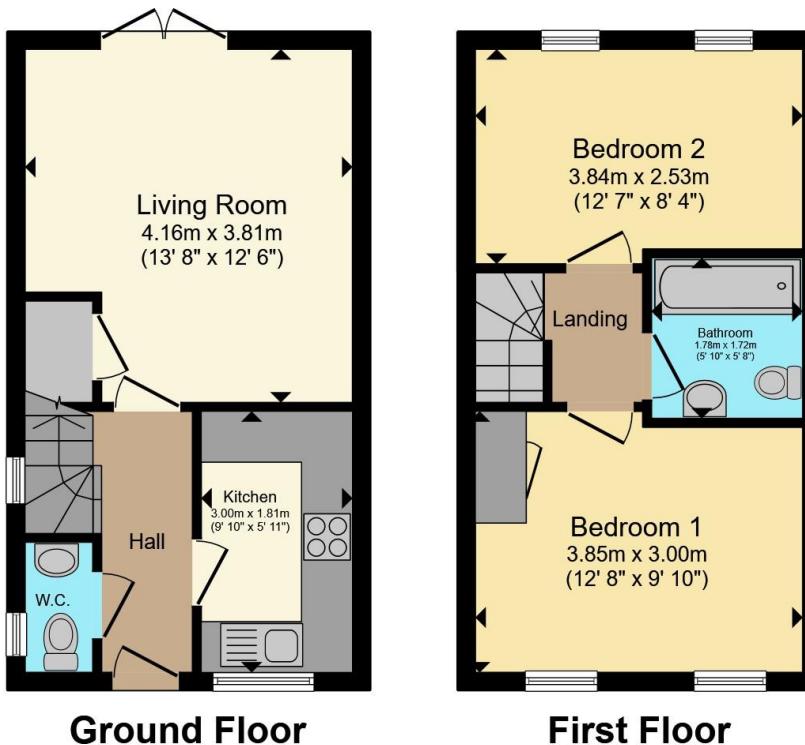
### Parking

Off road parking for two cars to the front of the property. Benefitting from a fitted EV charging point.









**Ground Floor**

**First Floor**

Total floor area 56.5 m<sup>2</sup> (608 sq.ft.) approx

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**Connells**

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EPC Rating: B    Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: SPA312627 - 0003