



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

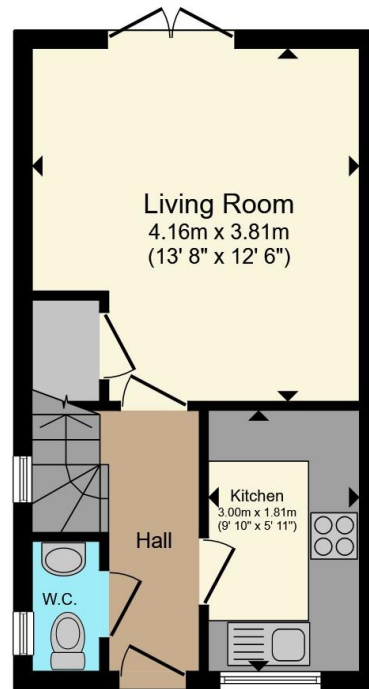
Beautifully maintained garden being mainly laid to lawn and fence enclosed with a patio area and gated side access.

Parking

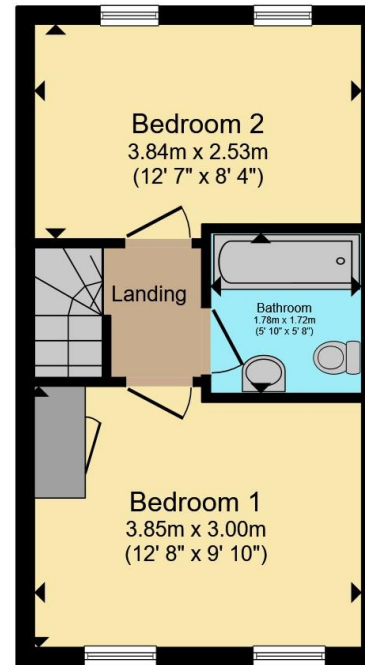
Off road parking for two cars to the front of the property. Benefitting from a fitted EV charging point.







Ground Floor



First Floor

Total floor area 56.5 m² (608 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA312627



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA312627 - 0003