



Watson Close, Woodloes

WARWICK, CV34 5SW

Nathaniel Cleaver

The Leamington Spa Property Expert

 **The
Property
Experts**



This detached family residence is situated in the popular area of Woodloes. Easily accessible to all major transport links & Warwick Train Station as well as being in close proximity to local amenities, Castle and both primary & secondary schools as well as Warwick Hospital.

Property at a glance

Detached family residence

Four bedrooms

Living / dining room & refitted Kitchen

Study, utility room & downstairs WC

Good sized enclosed rear garden with patio

Driveway parking for two cars

Family bathroom & en suite shower to the master

Close to all local amenities, parks, schools etc.

EPC Rating – D

4 2 2





In brief on the ground floor the property comprises of; entrance hallway, recently refitted and re configured breakfast kitchen (this was formerly the garage), large living / dining room across the rear of the property, downstairs WC, utility room and study and an under the stair's storage cupboard.

Upstairs you have a good-sized master bedroom with built in wardrobes and en suite shower facilities, there are two further double bedrooms and a further single bedroom which is currently used as a nursery and a white modern family bathroom and lastly an airing cupboard housing the combination boiler on the landing.

To the rear is a very good-sized enclosed garden, it has patio area off the living / dining area, the majority is laid to lawn with a raised decked area and pergola but ideal for a family gathering or BBQ, it also has side access.

Further benefits include driveway parking to the front for two cars, gas central heating and double glazing throughout and the fact is very well presented throughout and ready to move straight in to.

It is also a close to the canal that provides great dog walks and cycling routes.

CALL NOW TO BOOK YOUR VIEWING.



"This property really is the ideal family home and ready to move straight in to.

The Seller's View

"Our favourite part of the house is the large living / dining room which is just perfect for entertaining and having our family round. We also like that fact you can have the kitchen join too and be a large open plan area or it can be closed off with the double doors.

We love the doors that lead out from the living room on to the enclosed rear garden in the summer months.

We bought the property mainly due to its quiet cul-de-sac location and love being within walking distance to the lovely parks and canal."



Our favourite part- the large living / dining room is fantastic for entertaining with the family."

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

Warwick District Council

Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

nathaniel@thepropertyexperts.co.uk

Amenities/Distances

Close to all local amenities, schools, parks and transport links including the train station.



About the Area

Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.

Nathaniel Cleaver

The **Leamington Spa** Property Expert

 07793 363210

 thepropertyexperts.co.uk

 nathaniel@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



Scan QR code to
follow me on
social media

