



Watson Close, Woodloes

WARWICK, CV34 5SW

Nathaniel Cleaver

The **Leamington Spa** Property Expert





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





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.

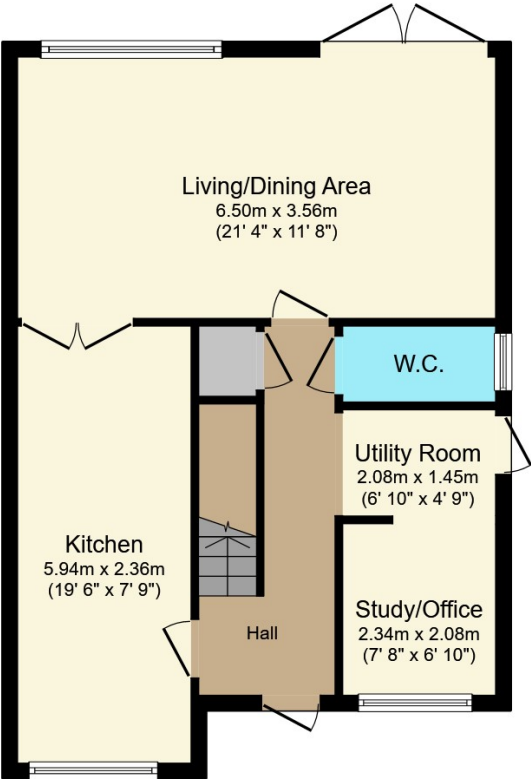
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

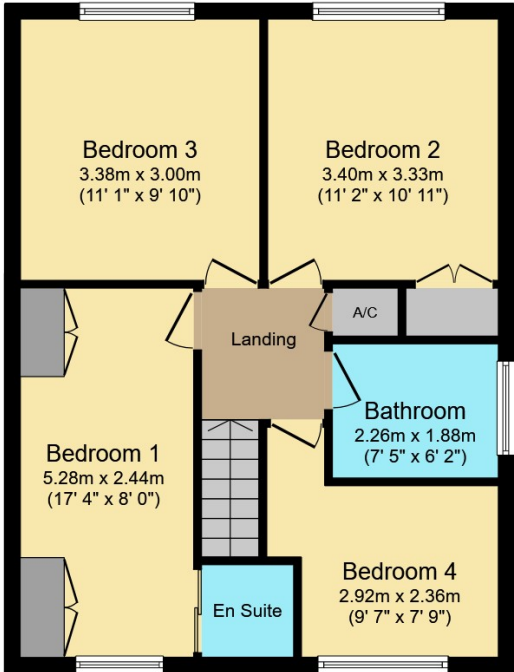
Amenties/Distances

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



Ground Floor

Floor area 58.6 sq.m. (631 sq.ft.)



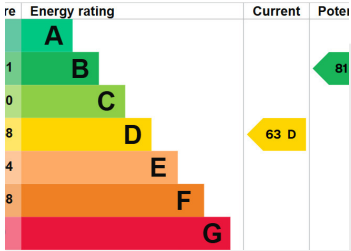
First Floor

Floor area 56.4 sq.m. (607 sq.ft.)

Total floor area: 115.0 sq.m. (1,238 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.in

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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.



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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.



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