



Pinewood Avenue

WARWICK, CV34 8AB

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**MODERN DETACHED THREE BEDROOM
FAMILY RESIDENCE OFFERED FOR SALE
WITH NO ONWRD CHAIN.**

Property at a glance

Detached family residence

Three good sized bedrooms

Family bathroom, en suite to master and downstairs WC

Living room, integrated kitchen / dining room

Enclosed well established South facing rear garden

Tandem driveway parking for 2 cars

Close to all local amenities, parks, schools etc.

EPC Rating – B





In brief the property comprises of; entrance hall, downstairs WC, living room and integrated kitchen / dining are including built in cooker & Hob, fridge freezer, washing machine and dish washer, there is also a under stairs storage cupboard access from the kitchen.

Upstairs is a very good sized master bedroom & en suite shower facilities, a further second double bedroom, a third single room that is currently used as a study but could be a nursery or playroom, there is also a white modern family bathroom suite and the airing cupboard.

To the rear is a well maintained South facing enclosed garden, it has side access to your tandem driveway and a small patio off the kitchen / dining area.

Further benefits to this property are the fact it is double glazed and gas centrally heated throughout and it is being offered for sale with no onward chain.

CALL NOW TO BOOK YOUR VIEWING SLOT!

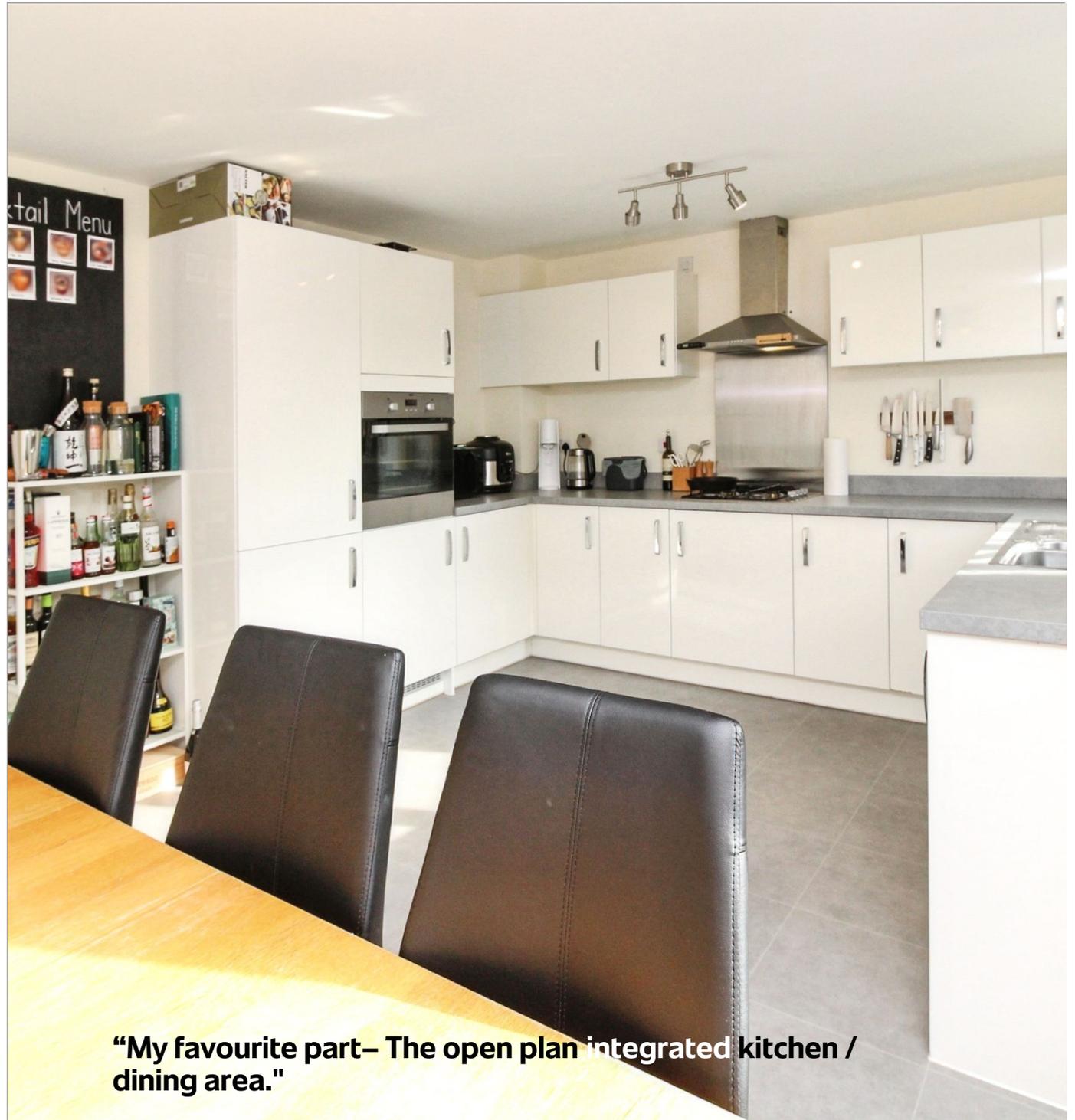


“For me this property is the ideal family home, it is superbly presented and ready to move straight in to.”

The Seller's View

“My favourite part of the house is the large integrated kitchen / dining area.

It is ideal for entertaining and also has doors leading directly out to the enclosed South facing rear garden.”



“My favourite part– The open plan integrated kitchen / dining area.”

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

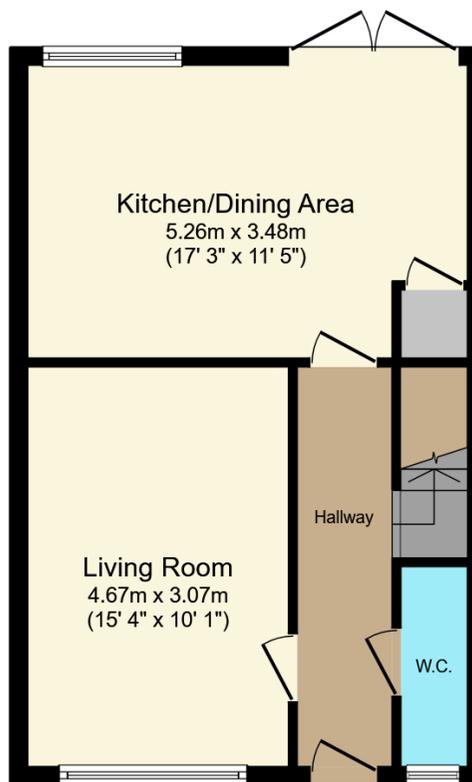
Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk

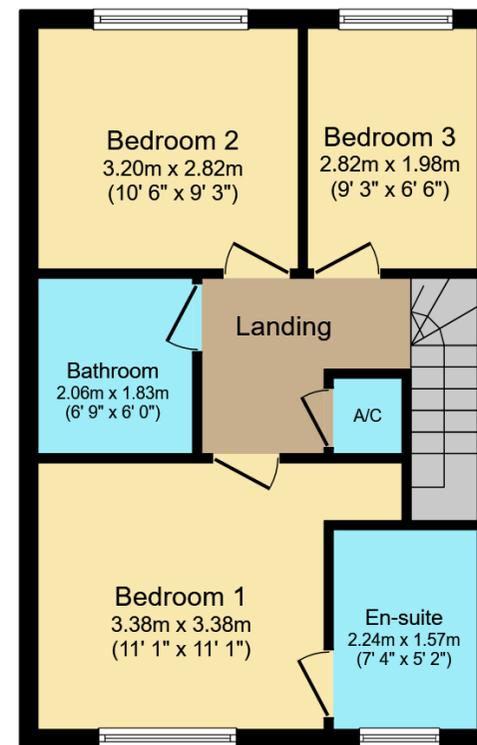
Amenities/Distances

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



Ground Floor

Floor area 42.5 sq.m. (457 sq.ft.)



First Floor

Floor area 42.5 sq.m. (457 sq.ft.)

Total floor area: 85.0 sq.m. (915 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.

Energy rating	Current	Potential
A		91
B	84	
C		
D		
E		
F		
G		

About the Area

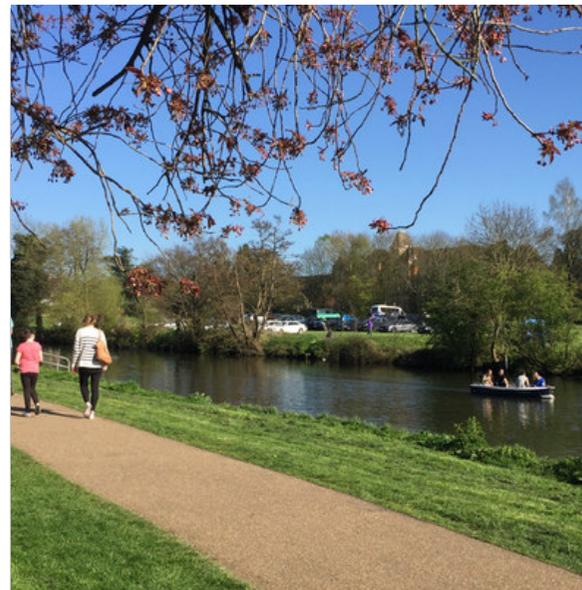
Warwick

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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