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3, Church Street, Warwick



ehB is proud to offer this stunning five-bedroom townhouse in the heart of Warwick. The impressive accommodation is spread over four levels and briefly includes an entrance lobby, reception area, superb open-plan bespoke breakfast kitchen/sitting room and dining space. Basement and bar, utility closet, cloakroom/wetroom and a rear courtyard. On the first floor, you will find the master bedroom with a dressing area and en-suite shower, guest bedroom with en-suite and a third bedroom currently used as a sitting room for the master. Two additional bedrooms, one with en-suite and an extra shower room and a laundry room.

One of the rooms on the top floor is not available for this tenancy, as is a small storeroom. This is highlighted in the floor plan Offered Furnished or Unfurnished and available now

Energy Rating - C Warwick District Council Tax Band - G Holding Deposit £865 Deposit: £4326

#### Location

Church Street is located in the lively centre of Warwick town. Just across the road is the magnificent St Mary's Church, while nearby is the busy market square, surrounded by a variety of restaurants and shops.

The area offers a range of state, private, and grammar schools to meet most needs, including the renowned Warwick Prep School, Warwick School, and King's High School for Girls, all within walking distance.

There are regular trains from Warwick Station (within walking distance) and Warwick Parkway to Birmingham, London Marylebone, and Coventry (10 miles) to London Euston. The motorway network is easily accessible, with the M40 (J15) approximately 2 miles away, providing access to Birmingham to the north and London to the south.

#### Approach

Through a solid entrance door into:

#### Entrance Lobby

Wood panelling to dado height and a six-panel solid door leads to:

#### Reception Area

Glazed double opening doors to the Kitchen, solid wooden doors to the Walk-In closet cupboard and access to the Inner Hall.

#### Walk-In Cloaks Closet

Radiator with decorative cover, downlighters and open-fronted hanging rail and storage, plus pull-out drawers.

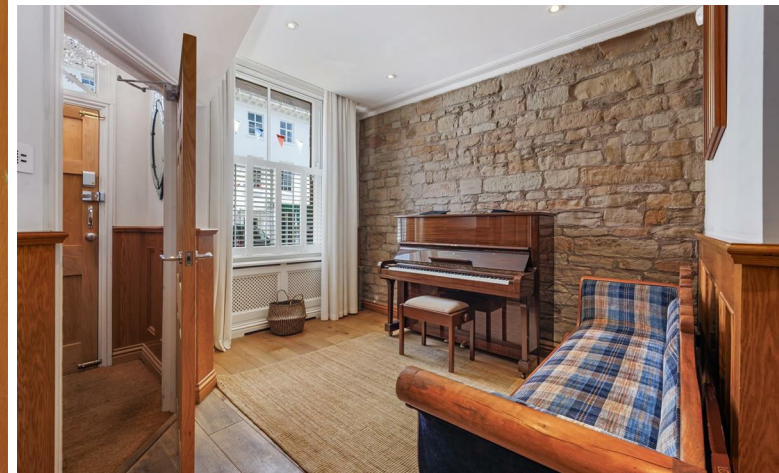
#### Inner Hall

Staircase rising to First Floor, stairs lead down to the Basement, glazed door to the rear courtyard and doors to:

#### Cloakroom/Wet Room

Comprising WC, wash basin with storage cupboard below, chrome heated towel rail, downlighters and extractor fan. Shower area with a chrome shower system with a fixed-head shower.





#### Utility Closet

Granite worktop with inset stainless-steel double sink with mixer tap, eye-level storage cupboards above, extractor fan, and downlighters.

#### Open-Plan Breakfast Kitchen/Sitting/Dining Room

34'3" x 11'2" (10.45m x 3.41m)

#### Sitting Area

Oak-finish floor, downlighters, sash window to the front aspect, radiator with decorative cover, brick chimney breast with raised display hearth and heavy flush beam over. The room also features a custom-built part-glazed display cabinet in the chimney alcove.

#### Breakfast Kitchen

Enjoying a range of custom-built units. The granite worktops include an inset stainless steel double sink with a mixer tap, a food waste disposer, and mirror splashbacks. There is also an eye-level storage cupboard with feature pocket doors, a pull-out bin, and an integrated Bosch

dishwasher. The brick chimney breast houses a Wolf stainless steel range cooker with six burners. A stainless steel Whirlpool coffee maker with storage cupboards above and below, with a central wine cooler with drawers beneath and a cupboard above. Adjacent to it, a microwave oven. The floor is tiled with underfloor heating, downlighters, and a side-by-side Siemens upright fridge/freezer.

#### Dining Area

12'4" x 9'0" max (3.78m x 2.76m max)

Tiled floor, pitched glazed roof and double-glazed bi-fold doors provide access to the outside courtyard area.

#### Basement

Approached from the inner hall with a turned staircase with downlighters and exposed brickwork leading down to:

#### Basement Room

11'2" x 10'2" (3.42m x 3.11m)

Featuring a vertical radiator, built-in cushioned seating, exposed brickwork, and a double-glazed sash window at the front, along with a meter cupboard. Door leads to:

#### Bar/TV Room

15'8" x 10'11" (4.80m x 3.34m)

A dedicated bar area featuring an inset circular sink with a mixer tap, a radiator, an exposed ceiling beam, and a cushioned seating zone.

#### From The Inner Hall

A turned staircase with exposed stonework and uplighters that rises to the:

#### First Floor Landing

Downlighters and doors to:





#### Master Bedroom

16'6" x 10'5" (5.03m x 3.19m)

Downlighters, custom-fitted double door wardrobes with shelving, drawers and hanging rail space. Opening to:

#### Walk Through Dressing Area

With extensive open-fronted storage, hanging rails, and drawers, a vanity area with a knee-hole space, and an inset mirror with downlighters. Door to:

#### En-Suite Shower

White suite comprising WC, his and hers circular countertop wash basins with storage beneath, chrome heated towel rail. Shower enclosure with shower system and curved glass shower screen. Tiled floor with underfloor heating, tiled walls, and a vanity mirror. Built-in full-height double-shelved storage cupboard.

#### From The Main Bedroom

Double-opening pocket doors lead to:

#### Sitting/Bedroom

16'7" x 11'6" (5.06m x 3.53m)

Downlighters, exposed brickwork to one wall, radiator with decorative cover and a sash window with secondary glazing and fitted shutters to the lower section.

#### Guest Bedroom

13'2" x 9'1" (4.02m x 2.77m)

Downlighters, radiator with decorative cover and a double-glazed sash window to the rear aspect. Door to:

#### En-Suite Shower

White suite comprising WC, wash hand basin with storage cupboards below, tiled shower enclosure with chrome shower system with a glazed shower screen and door. Chrome heated towel rail, extractor fan, double-glazed sash window to rear aspect, tiled floor with underfloor heating. Built-in cupboard housing the hot water cylinder and Vaillant combination gas-fired boiler.

#### From the First Floor Landing

Turned staircase with exposed brickwork rising to:

#### Second Floor Landing

With skylight, door to the Laundry Room, opening to:

#### Inner Landing

Doors to:

#### Double Bedroom

11'3" x 11'0" (3.45m x 3.37m)

Walk-in double-glazed dormer window to the rear aspect with fitted shutters and radiator below with decorative cover. Built-in double-door wardrobe with hanging rail space. Door to:

#### En-Suite Shower

White suite comprising WC, wash hand basin with storage cupboard below, tiled shower enclosure with chrome shower system and glazed shower door, extractor fan, chrome heated towel rail, tiled floor, with underfloor heating.





#### Double Bedroom

15'6" x 10'6" (4.73m x 3.22m)

Built-in wardrobes with an adjacent wooden display area with a drawer unit below. Radiator with decorative cover and a secondary glazed dormer window to the front aspect.

#### Shower Room

Extra-wide tiled shower enclosure with fitted head shower system, glazed sliding shower door, and side screen. Wash basin with storage cupboard below, WC with a concealed cistern. Chrome heated towel rail, downlighters, extractor fan, skylights, tiled floor with underfloor heating.

#### Laundry Room

9'9" x 7'10" max (2.98m x 2.40m max)

Wood worktops with Belfast-style sink, space and plumbing for washing machine and tumble dryer. Double-ended bath with side mixer tap and

shower attachment, chrome heated towel rail, tiled floor and extractor fan.

#### Rear Courtyard

11'3" x 7'11" (3.44m x 2.43m )

Which is accessed from the inner hall or through bi-fold doors from the Dining Area. It has just been finished with "Millboard" composite decking, featuring inset spotlights, power sockets, and an outside tap.

#### Services

All main services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "G" - Warwick District Council

#### Postcode

CV34 4AB



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Total area: approx. 271.4 sq. metres (2921.5 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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17-19 Jury Street  
Warwick  
CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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