

Greville Road, Warwick
Offers Over £260,000

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Greville Road, Warwick

A traditional 1930s semi-detached family home, occupying an elevated position along the popular Greville Road in Warwick. Offering excellent potential for modernisation and improvement, this characterful property has remained largely untouched over the years, retaining a number of original 1930s features, including its attractive internal doors. The accommodation comprises an entrance hallway, a spacious through lounge/diner, kitchen, rear lean-to, useful storage and a ground-floor WC. To the first floor are three bedrooms and a modern shower room. Outside, the property enjoys a generous rear garden, whilst the substantial front garden features steps leading up to the house, enhancing its elevated setting. Conveniently positioned for local shops, well-regarded schools, Warwick Hospital, beautiful parks and the railway stations at Warwick and Leamington Spa, this property presents a wonderful opportunity for buyers looking to create a home to their own taste and specification. Offered for sale with no onward chain.

Property Details...

Hallway
The entrance hallway retains its original 1930s character, with a staircase rising to the first floor, a useful under-stairs storage cupboard and original timber doors leading through to the kitchen and lounge/diner.

Lounge Diner
A spacious through lounge/diner offering excellent potential to create a wonderful open-plan living and entertaining space. The dining area features a radiator and sliding patio doors opening onto the rear garden. A wide, square opening leads through to the living area, which benefits from a radiator and an aluminium double-glazed bay window overlooking the front garden, allowing plenty of natural light into the room.

Kitchen
A basic fitted kitchen offering considerable scope for refurbishment and redesign. Currently comprising a sink unit, plumbing for a





washing machine and a timber single-glazed window to the side. An original 1930s timber door leads into a useful pantry cupboard. A glazed timber door provides access to the rear lean-to.

Lean-Too
A useful addition to the ground-floor accommodation, providing access between the front and rear of the property. The lean-to features a corrugated roof, timber single-glazed window and a timber door opening onto the rear garden. There is also gated access to the front, together with painted timber doors leading to a storage cupboard and a separate WC.

Landing
The first-floor landing retains its original 1930s timber doors, providing access to all three bedrooms and the shower room. An aluminium double-glazed window to the side allows natural light into the space.

Bedroom One
A generous principal bedroom featuring exposed timber floorboards, a radiator and an aluminium double-glazed bay window to the front, enjoying an elevated outlook over Greville Road.

Bedroom Two
A further well-proportioned double bedroom overlooking the rear garden. Featuring exposed timber floorboards, a radiator and an aluminium double-glazed window. There is also a substantial built-in cupboard housing the Worcester gas boiler.

Bedroom Three
A single bedroom, ideal for use as a child's bedroom, nursery or home office. Featuring a radiator and an aluminium double-glazed window.

Shower Room
A modernised shower room comprising a glazed shower enclosure with a mains-fed shower, wash-hand basin and WC. The room also benefits from fully tiled walls, a white heated towel radiator and an aluminium double-glazed window providing natural light and ventilation.

Garden
The property enjoys a generously proportioned rear garden offering plenty of potential for landscaping and improvement. Immediately adjoining the house is a paved patio area, with steps and a pathway leading towards the main garden, which is predominantly laid to lawn. Towards the rear is a hardstanding area suitable for a garden shed, together with a greenhouse. The garden is enclosed by timber fencing. To the front, the property occupies an elevated position above road level, with a substantial front garden and steps leading up to the entrance, creating an attractive approach to this traditional 1930s home.

Location
Greville Road is a well-established and popular residential address in Warwick, offering an excellent balance of everyday convenience, access to green spaces and excellent transport connections. The property is particularly well positioned for Warwick Hospital, local shops and amenities, together with a selection of well-regarded primary and secondary schools. Warwick's historic town centre is within easy reach, with its charming independent shops, cafés, restaurants and the magnificent Warwick Castle. The beautiful St Nicholas Park, with its riverside walks, leisure facilities and open green spaces, provides a wonderful setting for outdoor recreation and family activities. Nearby Warwick and Warwick Parkway railway stations offer convenient rail connections, whilst Leamington Spa town centre, with its elegant Regency architecture, extensive shopping facilities and beautiful parks, is also easily accessible. For commuters, the A46 and M40 motorway provide excellent links to Coventry, Birmingham, Stratford-upon-Avon and the wider motorway network. This desirable location makes Greville Road an appealing choice for families, professionals and buyers seeking a traditional home with the opportunity to add their own stamp.



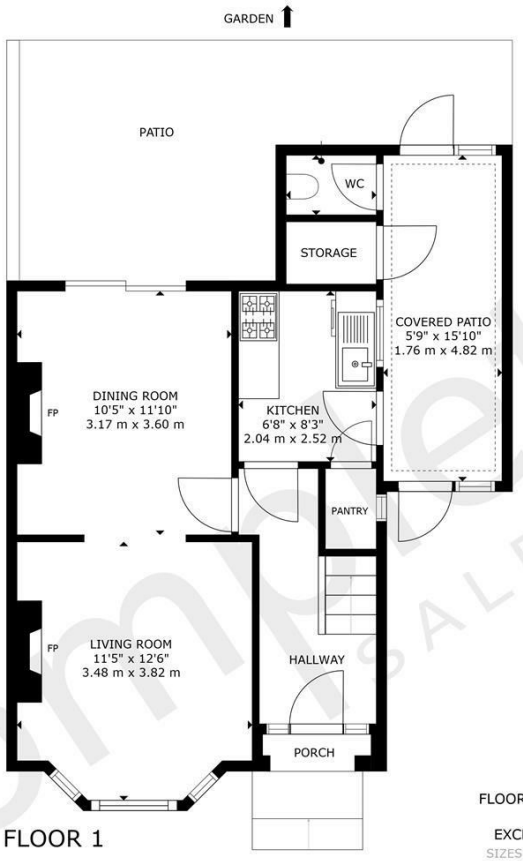


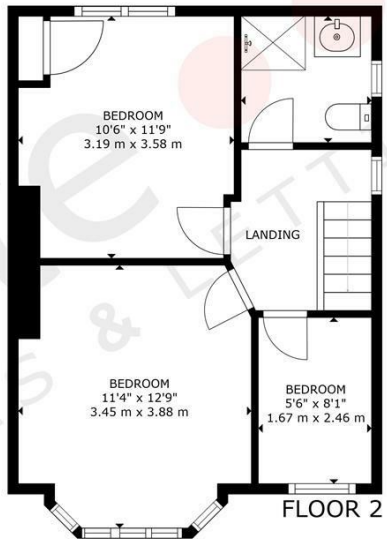








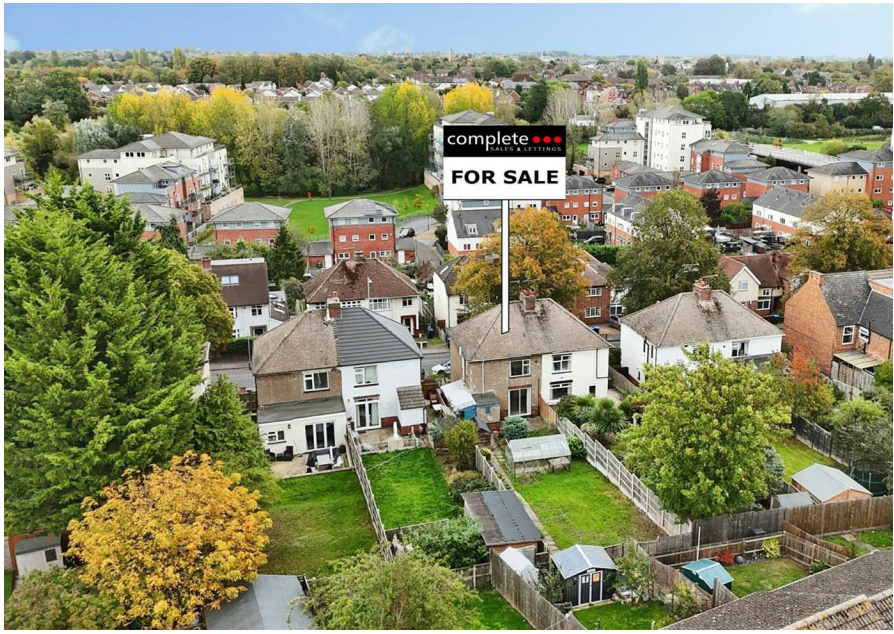


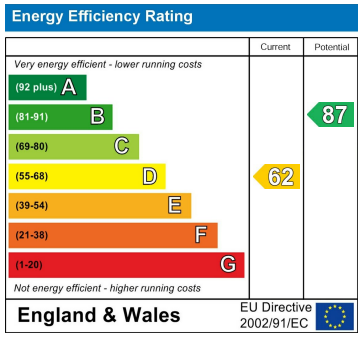


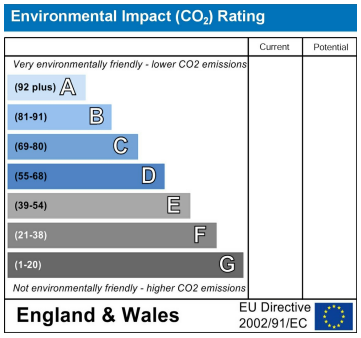
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GROSS INTERNAL AREA
FLOOR 1: 428 sq. ft, 39 m², FLOOR 2: 403 sq. ft, 37 m²
TOTAL: 831 sq. ft, 76 m²
EXCLUDED AREAS: COVERED PATIO: 91 sq. ft, 8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.


The Leamington Property Expert







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