







Spacious, 3 bed family home

11 Wordsworth Avenue
Warwick
CV34 6JD

MARGETTS
ESTABLISHED 1806

Guide Price £360,000

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Situated within a popular residential area of Warwick, this attractive three-bedroom, family home offers generous accommodation, excellent practicality and a convenient location close to local amenities, schools and transport links. Externally, the property benefits from a private rear garden and driveway parking, providing practical outdoor space for modern family living.

The property provides well-balanced living space throughout, comprising two reception rooms, a fitted kitchen, three bedrooms and a family bathroom. Ideal for growing families, first-time buyers seeking additional space or those looking to move within the Warwick area, the property presents an excellent opportunity to acquire a comfortable home in a well-established neighbourhood.
The home is conveniently positioned for access to Warwick town centre, Warwick Parkway station, local schooling and the A46/M40 road network, making it particularly appealing to commuters and families alike.

ENTRANCE HALL
A welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

LIVING ROOM
12'5" max into bay x 20'0" max
A spacious and comfortable reception room enjoying a pleasant front aspect, double-glazing, log fire, two radiators, leading to kitchen and dining room.

DINING ROOM/FAMILY ROOM
7'9" max x 14'11" max
A versatile second reception room suitable for formal dining, a family room, playroom or home office.

KITCHEN
22'7" max x 13'5" max
appointed with a range of wall and base units, work surfaces and space for appliances, Cuisine Master electric 5-burner plus hot plate and ovens, hood, single sink with mixer tap, space for fridge freezer and washing machine, vinyl floor, two radiators, two double-glazed windows to the rear, storage cupboard and access to the rear garden.

FIRST FLOOR LANDING
Providing access to all first-floor accommodation with radiator, double-glazed window to the side and loft access.

BEDROOM ONE - FRONT
11'1" max x 12'9" max
A generous principal double bedroom with double glazed windows to the front, radiator and downlighters.

BEDROOM TWO - REAR
9'10" max x 9'10" max
A well-proportioned double bedroom with double-glazed windows overlooking the rear aspect together with radiator.







BEDROOM THREE - FRONT

9'5" max x 8'10" max

A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office with vinyl floor, double-glazed window to front and radiator.

FAMILY BATHROOM

comprising bath, double shower, wash hand basin and WC, fully tiled with vinyl floor and serving all bedrooms.

OUTSIDE

FRONT - GARDENS AND PARKING

The property benefits from driveway parking and an attractive frontage set within an established residential street.

REAR GARDEN

The enclosed rear garden provides a pleasant outdoor environment with block paving partly laid to grass and gravel and also has a summerhouse/shed.









LOCATION

Wordsworth Avenue occupies a convenient position within Warwick, offering easy access to a variety of local amenities including schools, shops, supermarkets, parks and leisure facilities.

The historic town centre of Warwick provides an excellent range of independent retailers, cafés, restaurants and cultural attractions. Nearby Leamington Spa offers further shopping and recreational opportunities.

For commuters, Warwick and Warwick Parkway railway stations provide regular services to Birmingham, London and surrounding areas, while the nearby A46 and M40 motorway offer excellent road connectivity throughout the Midlands and beyond.

TENURE

Freehold (to be verified by the purchaser's solicitor).

AGENTS NOTES

This brochure has been prepared as a guide, and all interested parties should satisfy themselves as to the accuracy of any information through inspection and professional advice.

The cooker will be included in the price.



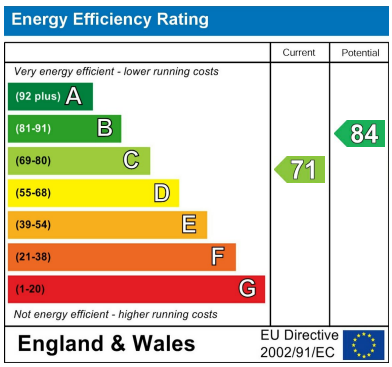
11 Wordsworth Avenue, Warwick, CV34 6JD





Total area: approx. 97.4 sq. metres (1048.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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