

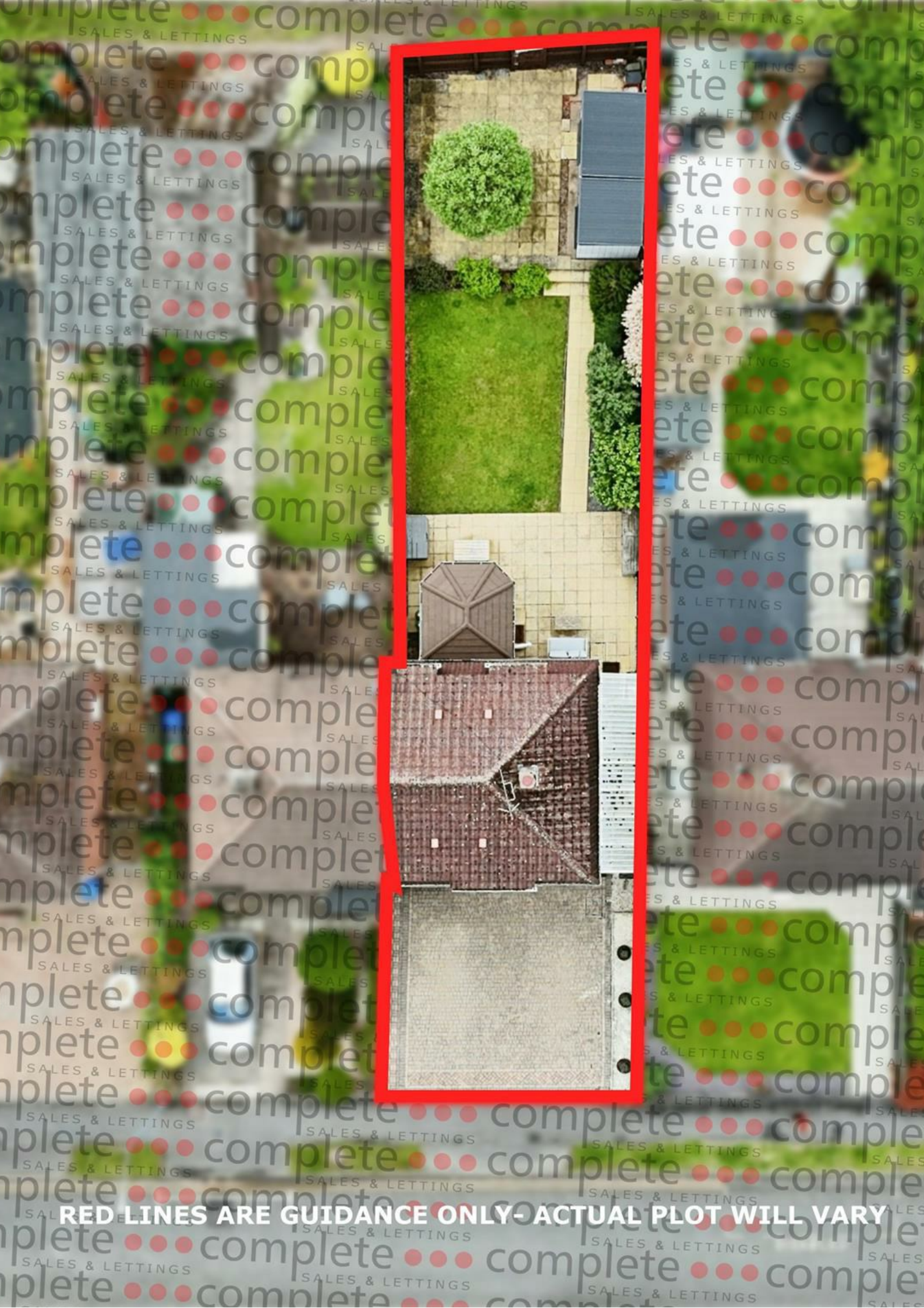






ST. MICHAELS ROAD, WARWICK

complete
SALES & LETTINGS


RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY











A well-presented three-bedroom semi-detached home located on St Michaels Road in Warwick, offering spacious and practical accommodation throughout. The property features a separate living room, a generous kitchen diner ideal for family living, and a bright conservatory overlooking the garden. Upstairs comprises three well-proportioned bedrooms and a modern shower room. To the side of the property is a useful lean-to providing ample additional storage, while the well-sized rear garden benefits from a further storage shed, making this an excellent home for families or those seeking versatile living space. Conveniently situated within easy reach of Warwick town centre, the property benefits from local amenities, well-regarded schools, and excellent transport links.

Entrance Hall

Accessed via a composite door leading into a spacious light and airy entrance hallway carpeted with stairs rising to the first floor and doors flowing off into:

Living Room

A bay fronted reception room with UPVC double glazed windows over the front elevation, ceiling pendant, wall mounted radiator and log burner with oak beam mantle.

Kitchen/Diner

An open plan kitchen diner with a range of fitted high and low level white high gloss handless units, black quartz worktops and white tiled brick effect splashback. This contemporary kitchen comes fitted with all modern appliances including electric oven, hob, extractor, microwave, dishwasher, fridge freezer and stainless steel sink with drainer and mixer tap.

Conservatory

Allowing further entertaining and socialising space as this is a continuation from the kitchen. The conservatory is fitted with a warm roof and lighting, an ideal extra reception room with UPVC French doors out into the garden.

Stairs Rising To First Floor Landing

Carpeted and fitted with chrome handrail leading to the first floor landing with doors leading to bedrooms and loft hatch access point.

Master Bedroom

Well sized double bedroom with UPVC double glazed window to the front elevation, carpeted, neutrally decorated with feature burgundy wall and central ceiling pendant. There is then built in storage including an open fronted wardrobe with railing.

Bedroom Two

Further double bedroom with UPVC double glazed window out to the rear elevation, central ceiling pendant, wall mounted radiator and large fitted wardrobes with sliding mirrored doors.

Bedroom Three

A single room currently utilised as a study, carpeted with ceiling pendant, warm radiator and boxing around the stairs.

Shower Room

A fully tiled shower room with double shower with fitted screen and flipper door, chrome fittings including rainfall showerhead and handheld. Fitted toilet sink vanity unit with storage under the sink and chrome mixer tap.

Rear Garden

The beautifully landscaped rear garden has been thoughtfully designed to provide the perfect balance of relaxation and practicality. A generous paved terrace offers an ideal setting for outdoor dining and entertaining, centred around a striking mature feature tree that creates a wonderful focal point and welcome shade. Beyond, a neatly maintained level lawn is bordered by established planting and shrubs, with a pathway leading through the garden to the house. Fully enclosed by timber fencing for privacy, the garden also benefits from a substantial contemporary garden store/workshop, providing excellent storage or potential hobby space. This attractive outdoor space enjoys a sunny aspect and is ideal for both families and keen gardeners alike.



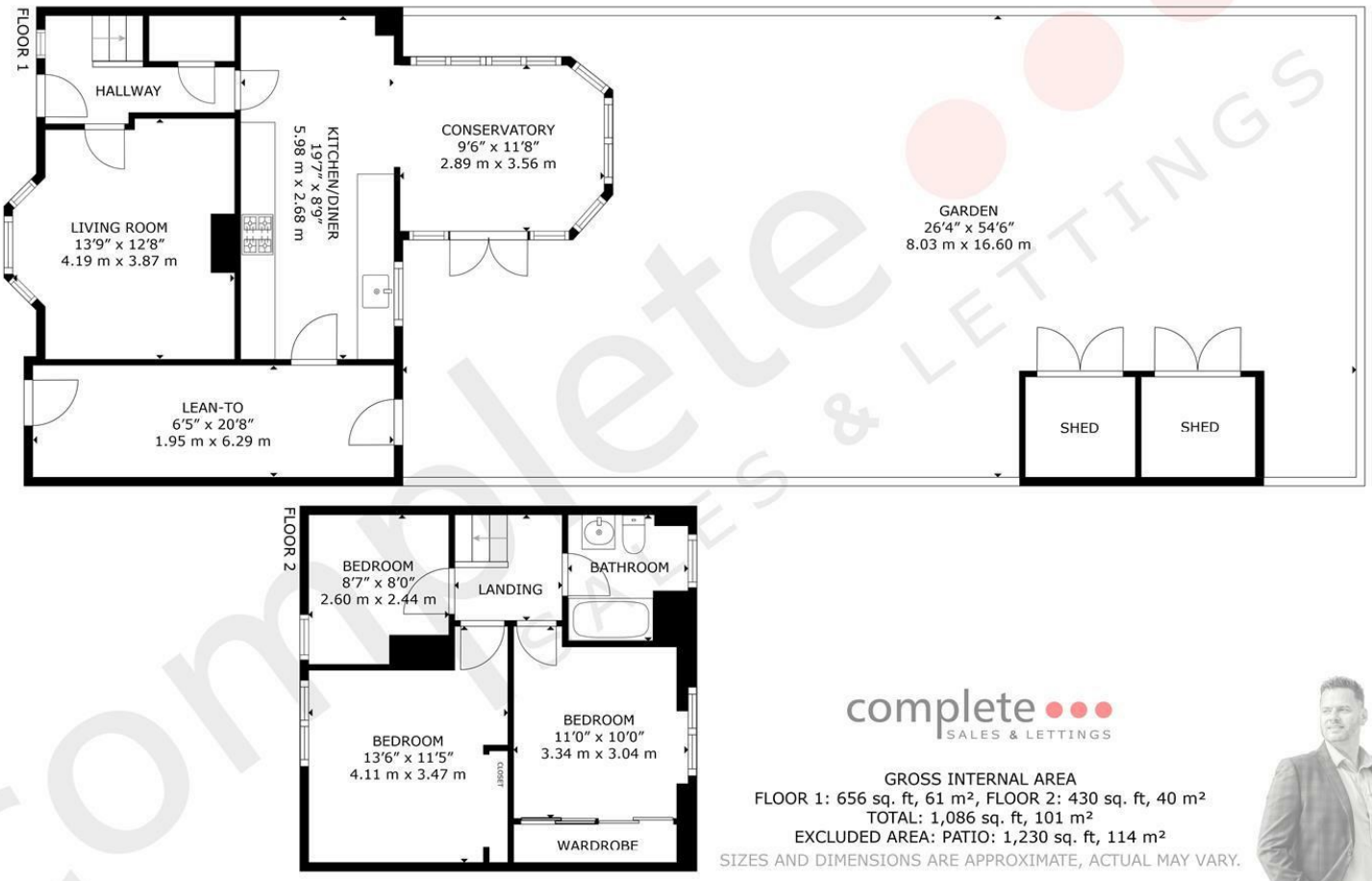
Lean To

Down the full length of the property is a lean to with doors to front and rear allowing ample storage space.



Location

Situated in a residential area in Warwick, within easy walking distance to Warwick Hospital and Warwick Racecourse, the property has great access to Leamington and Stratford via the road networks and is easily within reach of the M40 and A46 major roads. Walking distance to Warwick train station and Warwick Parkway Station with direct access to London and Birmingham.



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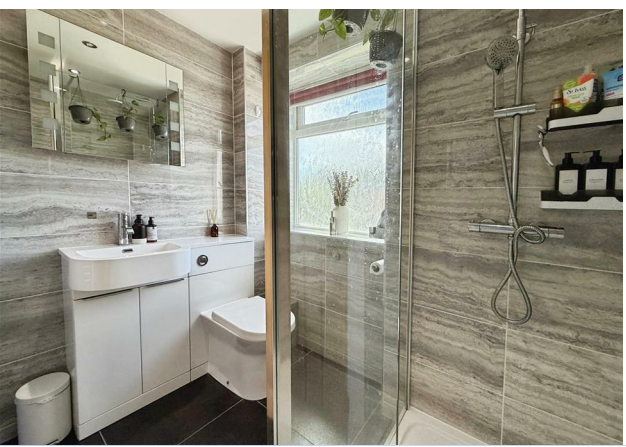
GROSS INTERNAL AREA
FLOOR 1: 656 sq. ft, 61 m², FLOOR 2: 430 sq. ft, 40 m²
TOTAL: 1,086 sq. ft, 101 m²
EXCLUDED AREA: PATIO: 1,230 sq. ft, 114 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert







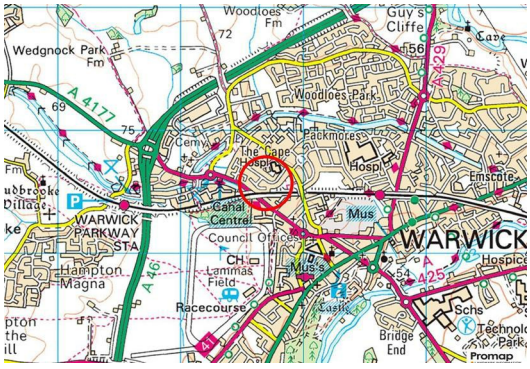


There are a number of local amenities nearby including St Nicholas Park, great local schooling, shops, supermarkets, restaurants and public houses. Warwick town centre within walking distance and the historic Warwick Castle holding many events. There are wonderful walks close by along the canal system and most lead to wonderful pubs!



- Semi Detached Home
- Living Room
- Three Bedrooms
- Lean To
- Driveway For Multiple Vehicles
- Contemporay Kitchen Diner
- Conservatory With Warm Roof
- Shower Room
- Large Rear Garden
- Close To Warwick Hospital







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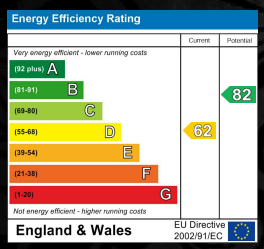
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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