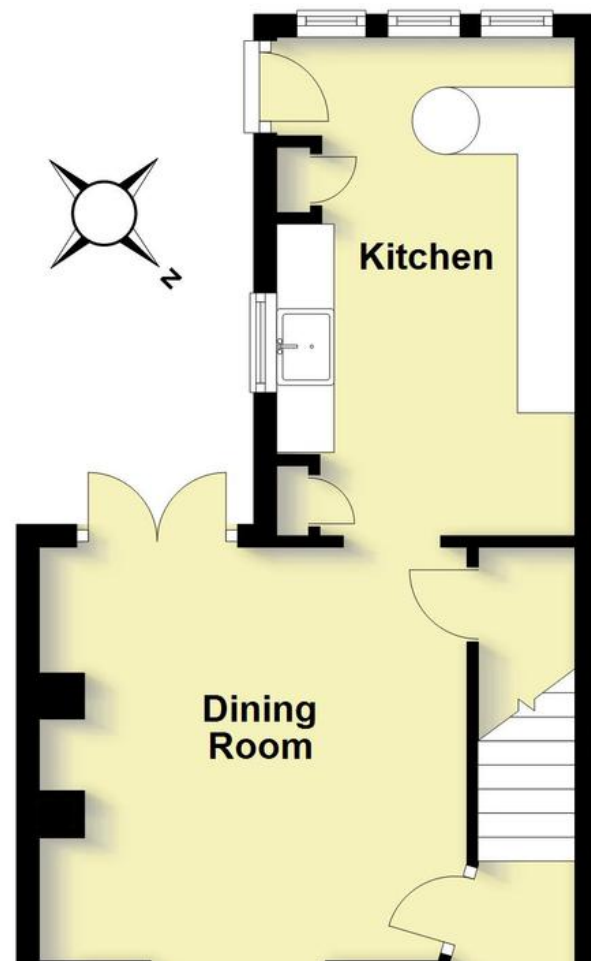


Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

37 Greville Road, Warwick, CV34 5PB

Guide Price £350,000 Freehold



***OPEN HOUSE SATURDAY 5TH NOVEMBER FROM 1PM - PLEASE CALL THE OFFICE TO RESERVE YOUR SLOT *** PLEASE WATCH OUR VIDEO TOUR. An extended three bedroom family home with superb breakfast kitchen, lounge and dining room with log burner, three first floor bedrooms and first floor bathroom and superb gardens including detached garden room

- Three bedroom • Family home • Home office and garden • Extended • Front lounge • Dining room with wood burner • Extended for kitchen • Three first floor bedrooms • First floor bathroom • Well worth a personal visit

DESCRIPTION
***OPEN HOUSE SATURDAY 5TH NOVEMBER FROM 1PM - PLEASE CALL THE OFFICE TO RESERVE YOUR SLOT *** PLEASE WATCH OUR VIDEO TOUR *** An EXCEPTIONAL extended three bedroom family home with superb EXTENDED breakfast kitchen, lounge and dining room with log burner, three first floor bedrooms and bathroom with shower, and superb gardens including detached GARDEN ROOM/HOME OFFICE. Must view!

ENTRANCE & HALL
Front door opens into entrance porch, with further front door opening into a reception hall with radiator, coved ceiling dado rail and Vinyl plank flooring.

THOUGH LOUNGE AND DINING ROOM

LOUNGE
11' 9" x 11' 3" (3.59m x 3.45m)
Lounge 3.59 m maximum by 3.45 m maximum (11' 9" max x 11' 3" max) with double glazed bay window to the front of the property, Vinyl plank flooring, fire setting with hearth, picture rail and dado rail and part exposed brick walls



DINING ROOM
11' 11" x 12' 1" (3.64m x 3.69m)
Dining room measures 3.64 m x 3.69 m maximum (11' 11" x 12' 1" max) with Vinyl plank flooring, expose brick chimney breast with feature walls to either side and inset wood burner. Double glazed French doors to rear garden, door to under stairs storage cupboard.

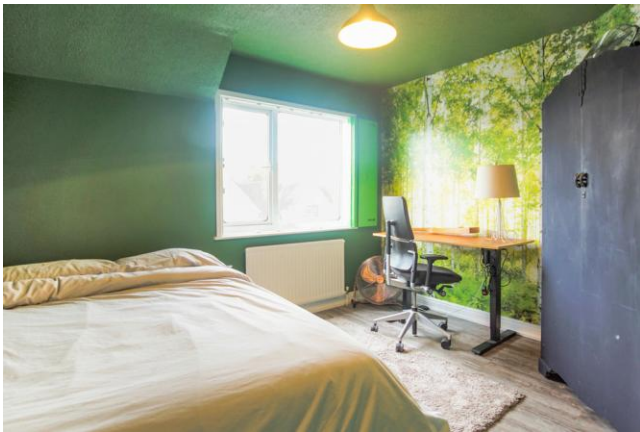
EXTENDED BREAKFAST KITCHEN
9' 10" x 8' 4" (3..43m x 2.56m)
Attractive, extended refitted breakfast kitchen 3.43 m x 2.56 m (9' 10" x 8' 4") with Quartz worksurface incorporating a "Belfast" style sink with base units under having an integrated full-size dishwasher and washing machine. Tall larder cupboard, window to the side of the property, L-shaped run of wooden "butchers-block" style wood worksurface providing breakfast bar and incorporating a 4 ring gas hob. Base units with Zanussi electric oven under, eye-level wall units with cooker hood and under unit lighting, Tiled flashbacks, space for an American style fridge freezer, windows to the rear of the property and double glazed roof light with stable door to the side of the house opening to the patio.



STAIRS AND LANDING
Staircase from the entrance hall proceeds to the first floor landing with access to the large and boarded roof space. Off the landing there is an airing cupboard with insulated hot water tank. Further tall double door storage cupboard.

BEDROOM 1 - REAR
11' 8" x 12' 2" (3.56m x 3.73m)
Bedroom one 3.56 m x 3.73 m maximum (11' 8" x 12' 2" max) with double glazed window to the rear, radiator, dado rail and picture rail.

BEDROOM 2 - FRONT
11' 8" x 9' 11" (3.57m x 3.04m)
Bedroom two 3.57 m maximum by 3.04 m (11' 8" max x 9' 11") with double glazed window to the front, radiator and vinyl plank flooring.



BEDROOM 3 - REAR

7' 10" x 8' 4" (2.4m x 2.56m)

Bedroom three 2.4 m x 2.56 m (7' 10" x 8' 4") with double glazed rear window and radiator.



OUTSIDE

To the front of the property there is a brick, block paved hard-standing space which the sellers use for parking for one vehicle. The rear garden is well worth a personal inspection; landscaped with patio area adjoining the property steps lead up to a small timber bridge over the garden pond with shrubbery to either side and leading onto a lawn with perimeter borders stocked with shrubs. Further patio areas adjacent to the GARDEN ROOM.

GARDEN ROOM

9' 11" x 9' 3" (3.03m x 2.82m)

WONDERFUL Garden Room/Home Office 3.03 m x 2.82 m (9' 11" x 9' 3") with electric light & power, and work surface with sink and cold water tap. Windows and stable door. Large boarded roof space for storage.

GARDEN

Further lawn garden area behind the garden room with, Two timber garden sheds - one the sellers inform us is 8' x 13' and currently used as a workshop. The second is a smaller storage shed. The property has a side passage giving access to the rear garden from the front of the house.

AGENTS NOTES

We believe the property to be freehold and we believe all mains services are connected.

Council Tax Band C.

Warwick District Council.

Viewings are strictly by prior appointment via the agents.

