

## BIRMINGHAM ROAD, WARWICK CV34 5XW



**A FOUR BED DETACHED FAMILY HOME WITH A HUGE AMOUNT OF POTENTIAL LOCATED WITHIN WALKING DISTANCE OF WARWICK TOWN CENTRE AND WARWICK PARKWAY TRAIN STATION. THE A46 AND M40 ARE EASILY COMMUTABLE. EARLY VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS TO OFFER.**

- No Upward Chain
- Detached Home
- Four Bedrooms
- Downstairs WC and Upstairs Shower Room
- Huge Potential
- Living Room and Sun Room
- Fitted Kitchen
- Garage and Driveway
- Gardens to Front, Side and Rear
- EPC - 64 (D)

**4 BEDROOMS**

**PRICE GUIDE £450,000**

We are selling the potential of this property as the photos really don't do it justice. Located just off the Birmingham Road on a private cul de sac we have for sale a four bed, detached home. The gardens to the front, side and rear give a huge amount of scope for extension (STPP).

#### Accommodation in brief

Access via a brick weave driveway. A UPVC double glazed front door into a porch which is double glazed and in turn gives access to the front door which leads into the entrance hall. Carpeted stairs lead up to the first floor landing and a wooden obscured glazed door leads into the large living room with a sun room off. A fitted kitchen and downstairs WC finish the ground floor.

To the first floor there are two double bedrooms, two good size singles and a family bathroom.

#### Entrance

Entrance hall being carpeted to floor, neutral décor walls and ceiling, gas central heating radiator, electric socket, carpeted stairs leading up to the first floor landing and light point to ceiling.

#### **Living Room 20'11" x 11'9" (6.399 x 3.583 )**

Wooden framed obscured glazed door leads into the formal living room. Wood effect flooring decorated walls and ceiling. Bay window to front elevation being UPVC double glazed. Two light points to ceiling, gas coal effect live flamed fire with brick surround. Two gas central heating radiators, various electric sockets and a TV point. A sliding wooden frame obscured glazed door leading to the Sun Room.

#### **Sun Room 12'3" x 11'2" (3.750 x 3.426 )**

Continuation of flooring and décor. Large UPVC double glazed windows to rear elevation. UPVC double obscured glazed window to side elevation. Light points to wall, gas central heating radiator, electric sockets and TV point.

#### **Kitchen 12'11" x 8'2" (3.953 x 2.513 )**

From the living room, door leading to the fitted kitchen. Tile effect cushion flooring and decorated walls and ceiling. UPVC double glazed window to rear elevation. UPVC obscured double glazed single French door to rear elevation giving access out into the garden. The kitchen is currently fitted with cream fronted, base and wall units and fitted with an electric oven, ceramic electric hob, stainless steel integrated extractor above. Stainless steel one and half bowel sink with matching drainer with chrome hot and cold mixer taps. Space and plumbing for washing machine and space for under counter fridge. Gas central heating radiator, various electric sockets and fuse switches. Door leading into the pantry which has a light point ceiling and provides useful storage.

A door from the pantry leads into a downstairs WC fitted with a white sink, a toilet and electric heated towel rail. A door from the toilet gives pedestrian access into the garage.

Returning to the entrance hall carpeted stairs lead up to the first floor landing where there is wood effect flooring, neutral décor, loft access and light point to ceiling. Airing cupboard storage fitted with a gas central heating radiator.

#### **Master Bedroom 11'2" x 11'8" (3.416 x 3.581 )**

White doors leading to all rooms, the first one being the master bedroom continuation of wood effect flooring, decorated walls and ceiling. White UPVC double glazed window to front elevation with gas central heating radiator below. Light point to ceiling, various electric sockets and a TV point. Bedroom is currently fitted with a number of fitted units providing useful wardrobe, blanket and cupboard storage.

**Bedroom Two 11'7" x 9'10" (3.551 x 3.017 )**

Continuation of flooring decorated walls and ceiling. White UPVC double glazed window to front elevation and gas central heating radiator below. Light point to ceiling, electric sockets. A door which houses large walk in style wardrobe, there is also additional fitted wardrobe, cupboard and drawer storage.

**Bedroom Three 7'10" x 8'3" (2.408 x 2.539 )**

Continuation of flooring, decorated walls and ceiling, white UPVC double glazed windows to rear elevation. Gas central heating radiator below, light point to ceiling and electric sockets.

**Bedroom Four 9'6" x 6'5" (2.908 x 1.972 )**

Continuation of flooring, decorated walls and ceiling, white UPVC double glazed window to rear elevation. Gas central heating radiator below, light point to ceiling, electric sockets, phone point and a door which houses useful storage.

**Shower Room 7'8" x 5'5" (2.362 x 1.675 )**

With tile effect flooring. The walls are tiled to half height around toilet and sink area and full height in the walk-in shower with a marble effect tile with a mosaic tile border. Two obscured glazed white UPVC double glazed windows to rear elevation. Chrome heated towel rail, built in WC, vanity unit with sink, chrome multi hot and cold taps and cupboard below. Large walk in corner shower with chrome shower attachments. Two light points to ceiling.

**Outside**

Possibly the best selling feature of this home is the gardens to the rear, side and front. As you exit the property via the kitchen there is a brick weave patio, perfect for alfresco dining. The grassed lawn goes to the rear boundary and wraps around to the side of the property where there is a useful wooden shed providing good storage. An additional large shed is accessed from the patio. The property is accessible from the front to either side, to the left side by a double wooden gate and from the right via a single wooden gate. There is an outside tap, sensor light and the garden backs on to the Grand Union canal.

To the front of the property is a brick weave driveway which can easily hold three cars and also a good sized fore garden with the majority laid lawn with well stocked and mature borders and beds to the side. A full size wooden gate gives access to a pathway which in turn leads to the canal.

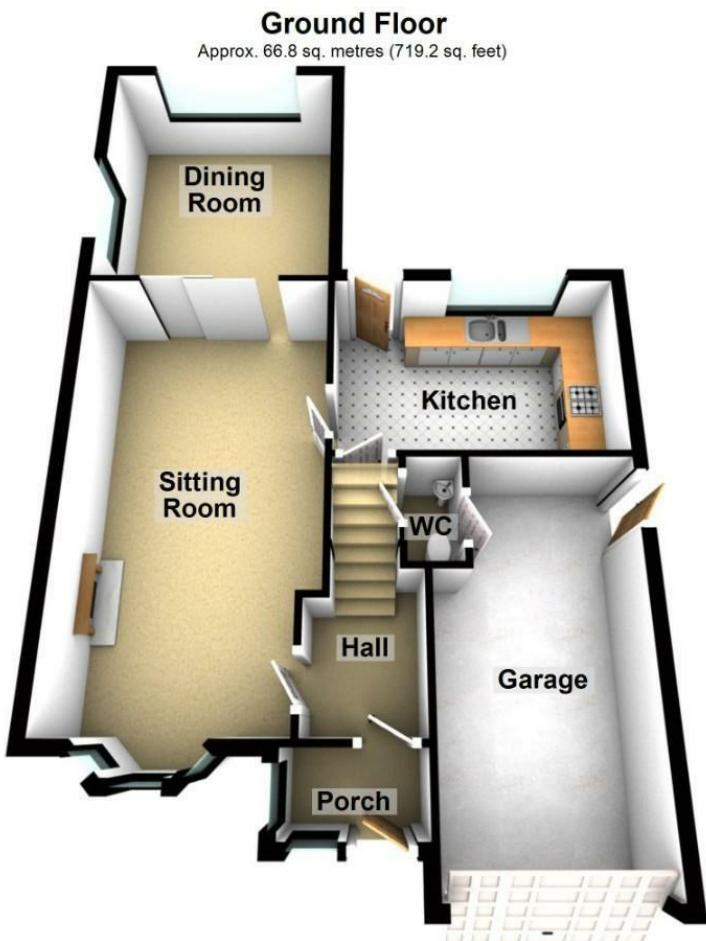
An integrated garage is accessed to the front via a yellow up and over door and to the side via a yellow wooden framed glazed side door.











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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	