Beech Grove, Warwick

£300,000

HAWKESFORD

HOME

TOWER

A spacious three/four-bedroom end-terrace property occupying a larger than average plot, with a generous garden, double garage, car port, workshops and sheds, together with excellent potential for further development, subject to the necessary planning consents.

The property offers well-proportioned and flexible accommodation arranged over two floors. To the ground floor, there is a large open-plan living and dining room, a kitchen and a versatile fourth bedroom/snug, providing useful additional living or bedroom accommodation depending on the purchaser's requirements.

Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom.

Externally, the property benefits from a particularly generous garden with a range of workshops and sheds, offering excellent storage and potential for a variety of uses. The double garage and car port are accessed from the rear, providing convenient off-road parking and additional storage.

The property's larger than average plot is a particular feature and offers considerable potential for the future. Subject to planning permission and the relevant consents, there may be scope to extend the existing property or potentially explore the development of a separate dwelling within the plot.

This is a versatile property offering a combination of generous accommodation, substantial outside space, excellent parking and exciting potential for further improvement or development, making it an interesting proposition for a range of buyers.

Front
A well-maintained and attractive frontage, with a neatly landscaped garden and mature hedging providing a good degree of privacy. The property enjoys a pleasant approach with established planting and a sunny, welcoming aspect.

Entrance Hallway
9'8" x 6'0"
Providing access to the living area on the right, kitchen straight ahead and the first floor stairs. There is a light point to ceiling and a gas central radiator.

Lounge
23'9" x 12'3"
Open plan lounge/dining area, with double glazed windows to the front aspect and double glazed patio doors to the rear aspect. Also benefiting from two radiators and two lights points.

Kitchen
9'3" x 7'6"
Having space for all white goods, door leading to a utilty area and under stair strorage space. Kitchen worktops to both sides and storage.

Utility
Leading to garden area.

Bedroom Four/Snug
10'11" x 10'0"
Used as a bedroom but could also be used as a snug/2nd reception room. Light point to ceiling, radiator and double glazed window to front aspect. There is also a lof hatch that provides some storage space.

First Floor
Allowing access to three bedrooms and a bathroom. There is loft access.

Bedroom One
12'9" x 10'4"
Having a double glazed window to the front aspect, a light point and a radiator.

Bedroom Two
10'11" x 9'11"
With a double glazed window to the rear aspect, light point to ceiling, radiator and a built in storage cupboard.

Bedroom Three
9'9" x 8'2"
With a double glazed window to the front aspect, light point, radiator and a built in storage cupboard.

Bathroom
7'4" x 5'7"
Modern fitted bathtoom, with a double gazed window to the rear aspect, light point, radiator, sink, WC and walk in shower.

Garage
23'11" x 15'10"
A double garage that can be accessed via a road behind the house - just off greville road. There is also a car port - providing off road parking.

Garden
A well-presented rear garden offering a good balance of lawned and paved areas, complemented by established borders and mature greenery. The garden also benefits from a greenhouse, making it ideal for keen gardeners, while providing a private and versatile setting for outdoor enjoyment. The garden area also has a workshop, sheds and a double garage! The garage and car port can be accessed via a road to the back of the house, accessed via Greville Road.

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services
For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings
Only those mentioned within these particulars are included in the sale price.

General Information
Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

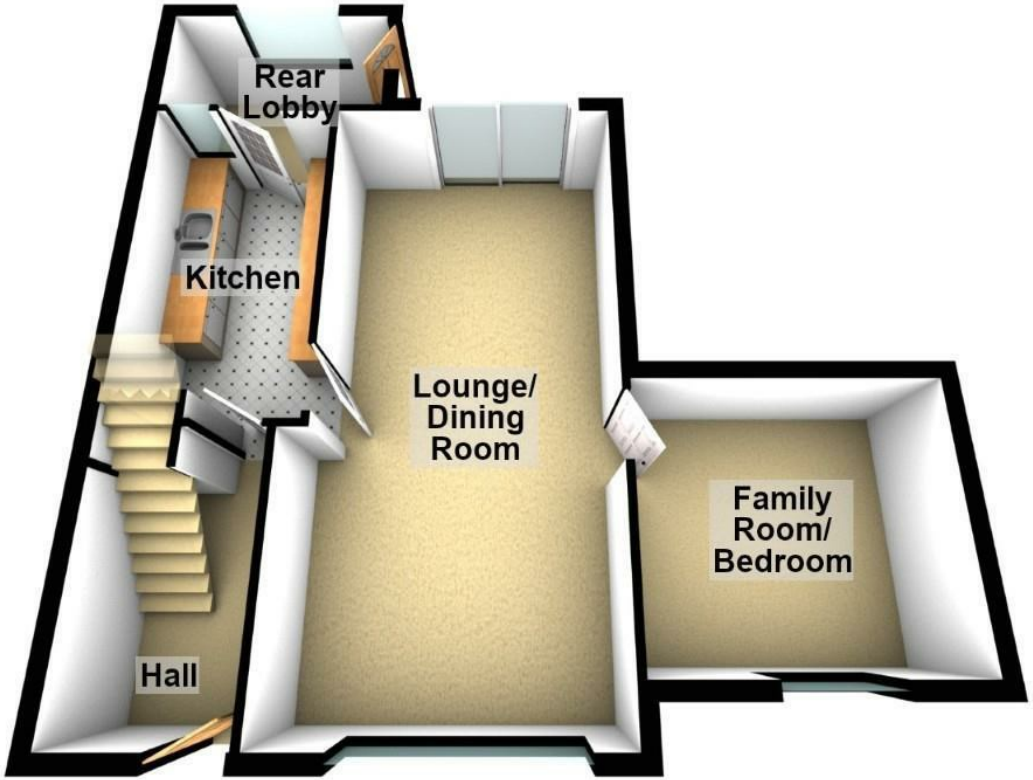
Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band
The Council Tax Band is B.

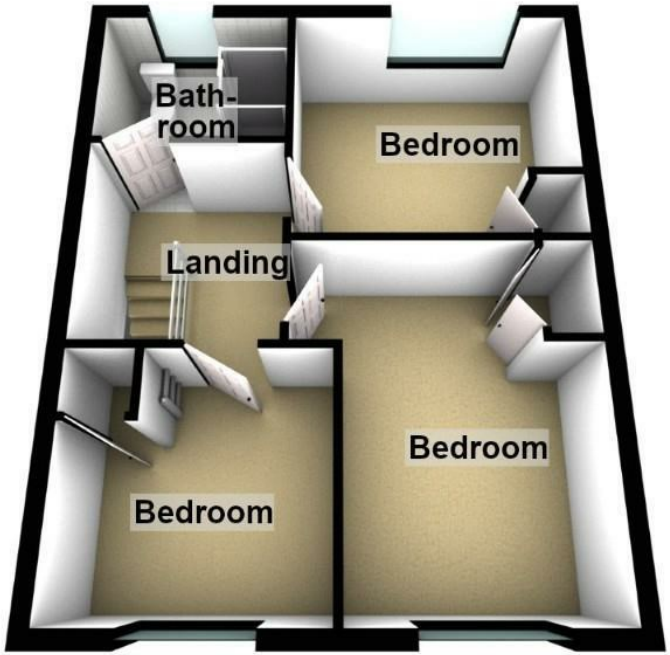
Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings
Strictly by appointment through Hawkesford on 01926 438123

Ground Floor



First Floor



Total area: approx. 97.1 sq. metres (1045.4 sq. feet)

Hawkesford Estate Agents
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