



Warwick Road, Warwick

£675,000 Freehold

5 bedroom detached house for sale

Description

Immaculate 5 Bedroom detached residence, the harmonious blend of Georgian elegance and modern living creates a unique and inviting home, offering both historical charm and contemporary comfort, the exterior showcases the classical Georgian symmetry and seamlessly blends traditional architectural features with modern enhancements, the property comprises- Entrance hallway, Lounge, Dining room, extended modern open plan kitchen/diner with Bi-fold doors onto the garden, utility, downstairs shower room, to the first floor 2 double bedrooms and the family bathroom, separate Wc, to the 2nd floor 2 double bedrooms and a single (currently used as a home office)

The garden is enclosed by high original brick walls, providing a sense of privacy and seclusion, complemented with a cast iron Pergola and a contemporary patio area making it an ideal retreat for relaxation and entertainment, side gate provides access to the garage and driveway, the property is centrally heated and double glazed.

The sought after location of Wellesbourne lies just a short commute to Leamington Spa, Stratford upon Avon and Warwick, in the village there are many local amenities such as shops, public house, restaurants, supermarkets, post office and the highly regarded Wellesbourne C of E primary school.

Council Tax Band: E



Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Private Garden, Rear Garden

Tenure
Freehold

Courtney Downing ESTATES





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-) A			(92-) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)

Viewing by appointment only
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