



**4 Warinford Close, Chase Meadow, Warwick,
CV34 6XU**

£1,550



This modern four bedroom detached house is situated on the highly sought after Chase Meadow development with excellent transport links and good schools. Accommodation comprises: Reception Hall, cloaks/utility, study, living room, dining room, Kitchen, en-suite to master, family bathroom, driveway for several cars, and a good sized rear garden. Unfurnished. Available 29th JUNE 2020

Chase Meadow has a good selection of local amenities which includes schooling for all ages, Doctors Surgery, Pharmacy, convenience store, community centre, two take aways & a public house/eatery. Warwick town centre has a variety of shopping and recreational facilities, together with the world famous Warwick castle. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40 giving access to Birmingham, the North, London and the South.

Approach

Through double glazed entrance door into:

Reception Hall

Radiator, Amtico flooring, under stairs Storage Cupboard, staircase rising to First Floor. Doors to:

Utility

0.85 x 1.47 (2'9" x 4'10") Worktop with single sink, floor and wall units, washing machine and space for a dryer, radiator.

Study

3.41 x 2.48 (11'2" x 8'2") Radiator, double glazed window to front aspect. Door leading to Utility room.

Living Room

4.63 x 3.66 (15'2" x 12'0") TV aerial point, telephone point, radiator, Amtico flooring, double opening doors lead through to:

Kitchen

2.32 x 5.64 (7'7" x 18'6") Matching range of gloss fronted base and eye level units, inset single drainer sink unit with mixer tap and rinse bowl, Laura Ashley Granite worktops. Built in four ring gas hob with extractor unit over. Electric oven, integrated fridge/freezer and AEG dishwasher. Amtico flooring, radiator, downlighters and french doors leading to rear garden.

Dining Room

2.22 x 2.76 (7'3" x 9'1") Amtico flooring, front aspect.

Cloakroom

Having a white suite comprising low level wc, wash hand basin.

First Floor Landing

Carpet to stairs and landing

Master Bedroom

4.37 x 3.99 (14'4" x 13'1") Free standing wardrobes and matching drawer unit, radiator, double glazed window to front aspect.

En-suite

Wide tiled shower enclosure with shower system, WC, pedestal wash hand basin, complementary tiled splashbacks, radiator, downlighters, extractor fan and double glazed window to side aspect.

Bedroom Two

3.71 x 2.60 (12'2" x 8'6") Double bedroom, Radiator, double glazed window.

Bedroom Three

3.64 x 2.67 (11'11" x 8'9") Double bedroom, Radiator and a double glazed window.

Bedroom Four

3.32 x 2.38 (10'11" x 7'10") Double bedroom, Radiator and a double glazed window.

Family Bathroom

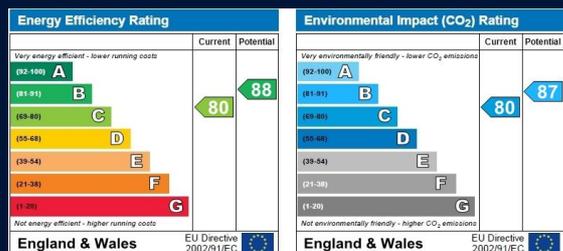
2.50 x 1.88 (8'2" x 6'2") White suite comprising bath, pedestal wash hand basin, WC, radiator, complementary tiled splashbacks, downlighters, extractor fan, double glazed window to rear aspect.

Outside

Driveway for several vehicles

Rear Garden

Lawned gardens, patio, and gated side pedestrian access.



Warwick Office
17 - 19 Jury Street
Warwick
CV34 4EL

01926 499540
ehbresidential.com

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.