



West Street
WARWICK CV34 6AW

for sale offers over
£350,000



Property Description

A gorgeous character home that has been carefully decorated and restored to a high standard throughout. This charming home offers a wealth of character and charm, including original features, working fireplaces and high ceilings. This home is positioned in the heart of Warwick town centre and has free on street parking next to the property for added convenience.

The dining room is located to the front of the home with a built in seating area and an open fireplace - perfect for hosting family meals and entertaining. The dining room leads through to the lounge also with a brick fireplace, offering a cosy place to relax and unwind. The light and airy kitchen comes off the lounge and features excellent storage with solid worktops, a skylight and a Belfast sink.

The white suite bathroom is positioned to the rear of the property as well as the access to the rear garden. On the first floor there are two double bedrooms with original beams and high ceilings. Bedroom one boasts fitted wardrobes whilst bedroom two benefits from a built in storage cupboard and book shelf as well as overlooking the rear garden.

The delightful rear garden is well presented and low maintenance - ideal for anyone looking for an outdoor space to relax and entertain without the additional upkeep.

Dining Room

15' 5" x 11' 6" (4.70m x 3.51m)

Exposed brick walls, open fireplace, built in seating area and window to the front.

Lounge

10' 2" x 8' 11" (3.10m x 2.72m)

Brick fireplace and archway leading through to the kitchen.

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m)

Fitted with a range of wall and base units with solid worktops over, a cooker hood, skylight, tiled flooring and a Belfast sink. There is space for a Range cooker, fridge freezer, dishwasher or washing machine.

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)

Original beams, window to the front and fitted wardrobes.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

Original beams, built in storage cupboard and book shelf, and window to the rear overlooking the garden.

Family Bathroom

Bath with shower over, wash hand basin with built in store, low level flush WC, tiled flooring and to splashback areas, storage cupboard and window to the rear.

Rear Garden

Private and enclosed rear garden with artificial lawn and a decking area. There is also a shed with electrics and a gate for rear access.

Parking

Free on street parking available on the street to the left of the property. Permit parking also available.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 62.4 m² (672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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