



L4 Beech Grove

Warwick CV34 5PS

Guide Price £295,000

# L4 Beech Grove

We are delighted to bring to the market a spacious and beautifully presented semi-detached family home located off Spinney Hill with excellent commuting links into both Warwick and Royal Leamington Spa town centre. The property is currently being used as a family home and provides ample accommodation for a small family and is set back from the road. This property briefly comprises of an entrance hall way, lounge, family room, kitchen/diner, three good sized bedrooms, a family bathroom and an enclosed rear garden.

Viewing is highly recommended to appreciate the size.

## LOCATION

Beech Grove forms part of an established residential area off Spinney Hill approximately a mile and a half from Warwick town centre and easily accessible to Leamington Spa. We understand the property falls within the Myton School catchment. The property is very close to local shops which includes a local Morrisons and fish and chips shop.

## ENTRANCE HALL WAY

The front door opens to the entrance hall with a double glazed frosted window to the front elevation, radiator and stairs rising to the first floor.

## LOUNGE

3.89m x 3.74m (12'9" x 12'3")

Having a double glazed window to the front elevation, gas fireplace, radiator, t.v. point, telephone point and door through to the office/family room/bedroom 4.

## FAMILY ROOM

3.36m x 3.04m (11'0" x 9'11")

Having a double glazed window to the front, radiator and access to a small loft space. This room could be used as another bedroom.

## KITCHEN / DINER

5.40m x 3.04m (17'8" x 9'11")

Having a one bowl sink unit set into work surfacing, base units, eye level wall cupboards, cooker, space for white goods such as a washing machine, dishwasher and fridge/freezer. Also having a radiator, double glazed window to the rear elevation and double glazed patio door to the conservatory.

## CONSERVATORY

3.97m x 3.19m (13'0" x 10'5")

With brick base, uPVC windows, doors leading out to the rear garden and wood effect flooring.

## FIRST FLOOR

### FIRST FLOOR LANDING

Stairs rising from the entrance hall to the spacious first floor landing.

### BEDROOM ONE

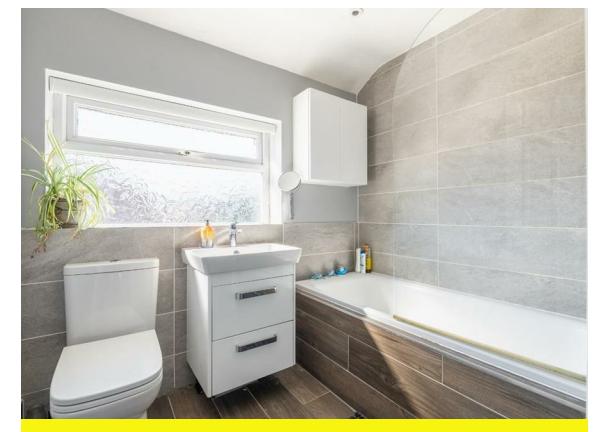
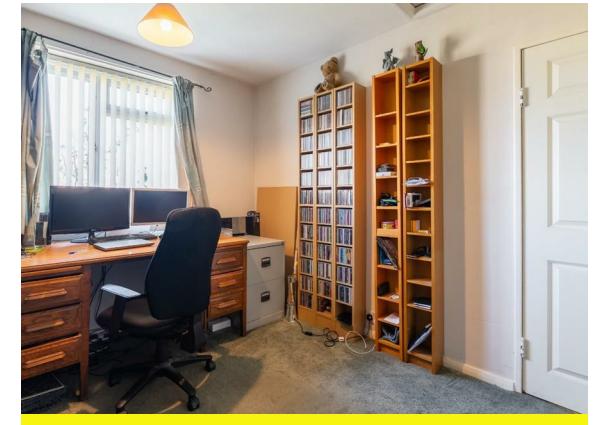
3.85m x 3.17m (12'7" x 10'4")

A good sized master bedroom which has a double glazed window to the front, radiator and space for bedroom furniture.

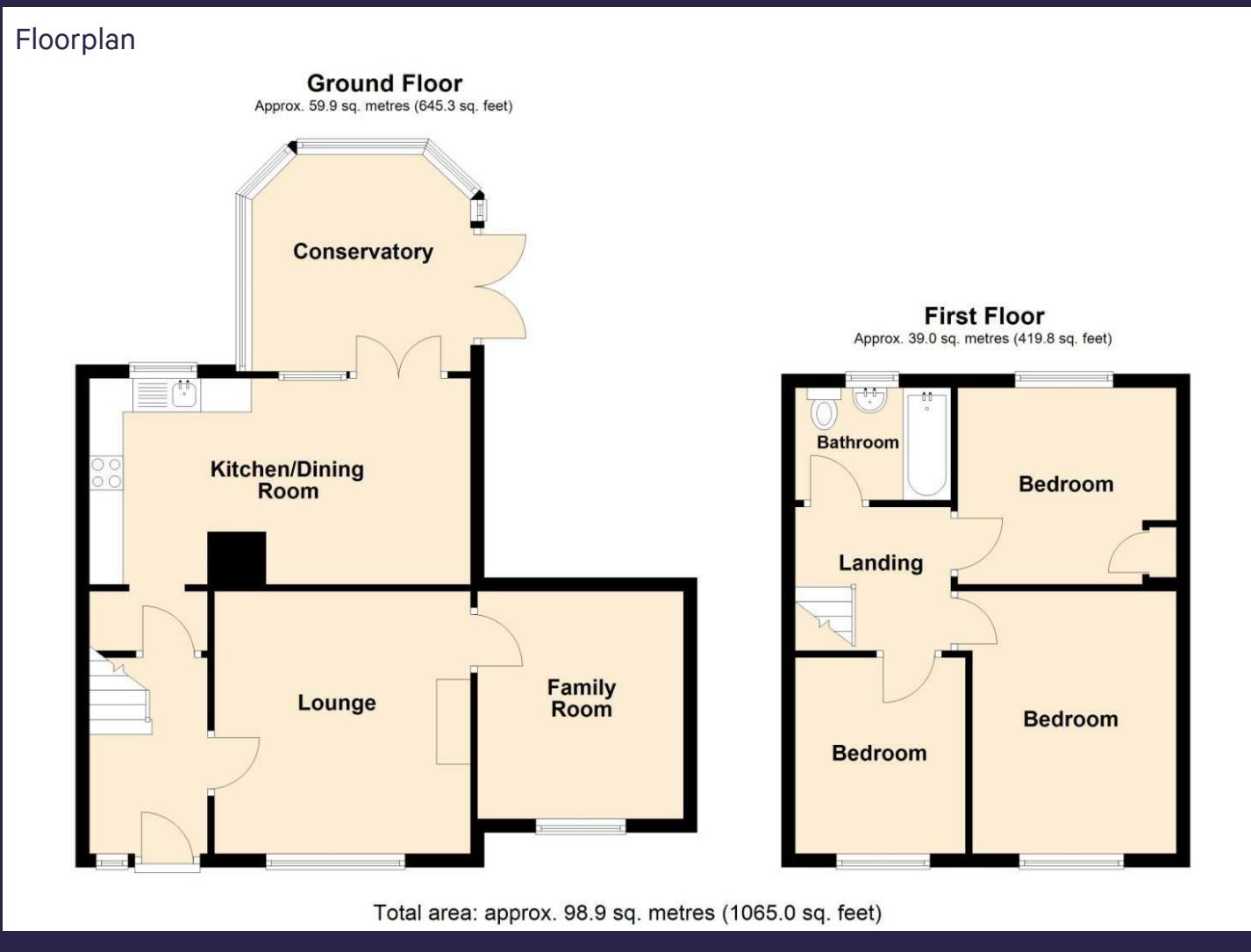
## Features

Semi-detached Family Home  
Two Reception Rooms  
Conservatory  
Double Glazing & Gas Central Heating  
Close To Shops  
Close To Local Bus Routes To Royal Leamington Spa & Warwick  
Set Back From The Road  
EPC Rating C





## Floorplan



## Contact us

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## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

[wiglesworth.com](http://wiglesworth.com)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(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	