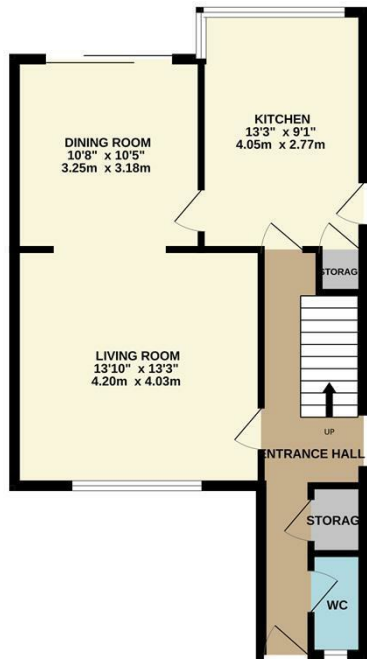


75 Foxes Way, Warwick
Offers Over £400,000

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GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This is your chance to own a fantastic family home within walking distance of Warwick Town Centre. The property has been lovingly modernised and is now in exceptional condition throughout. On the ground floor there is a large lounge, leading to a dining area. The stylish breakfast kitchen has plenty of storage and the extended porch also boasts a convenient downstairs W.C. Upstairs there are 3 bedrooms, two of which are substantial doubles. The bathroom again is extremely stylish and includes underfloor heating. To the rear the garden is of a good size and also benefits from a garage with a new roof. To the front is a driveway for multiple vehicles.

Lovingly upgraded by the current owners, including new double glazed windows replaced in 2019, new bannister, and alcove cupboard and shelving in living room and master bedroom, replaced appliances and boiler over the last 6 years, 7kw Electric Vehicle Charger and fusebox updated in 2023 and a porcelain patio installed to rear garden only last year. There have been various other upgrades which the agent will happily talk to you though.

We are expecting a lot of interest in this fantastic property, so book your own viewing with us today to avoid disappointment.

Council Tax - Band - D - £2,144 per year

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