

STEPHEN PARRY

& COMPANY



2 Brooke Close, Bridge End, Warwick, CV34 6PE

A 4 bedroom semi detached house constructed by Crosby Homes with views towards Warwick castle and situated in one of the Midlands most sought after addresses.



Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)
Warwick 3 miles
Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
Kenilworth 5 miles
Coventry 10 miles
Rugby 16 miles
Solihull 22 miles
B'ham International Airport 26 miles
Birmingham 28 miles
(Times and distances approximate)

Accommodation

Entrance hall • cloakroom • Sitting room
• Dining room • Kitchen • First floor landing • Three bedrooms • Playroom
• Bathroom • Second floor landing • Further bedroom with en suite • Front and rear garden • Garage

Location

2 Brooke Close is situated in one of the Midlands most sought after locations and is ideally located for walking into Warwick town centre that has excellent shops and restaurants for which Warwick is noted and the Warwick Boat Club offering tennis, squash and rowing.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick and Myton School. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles

away providing access to the M40 (J15). There is an excellent rail service from Warwick station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with golf at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.

The Property

2 Brooke Close is an extended and improved 4 bedroom semi detached house constructed by Crosby Homes in 2000. The property benefits from views towards Warwick castle and is situated in one of the Midlands most sought after addresses.

The front door provides access to the entrance hall that in turn provides access to the garage, cloakroom refitted kitchen and sitting room. The cloakroom is fitted with a white suite. The sitting room overlooks the rear garden and has double doors to the rear garden, a gas fireplace and double doors to the extended dining room. The dining room has double doors to the rear garden. The kitchen has been

re fitted with a Harvey Jones kitchen with granite work surfaces and integrated Siemens appliances to include gas hob, fitted oven and microwave.

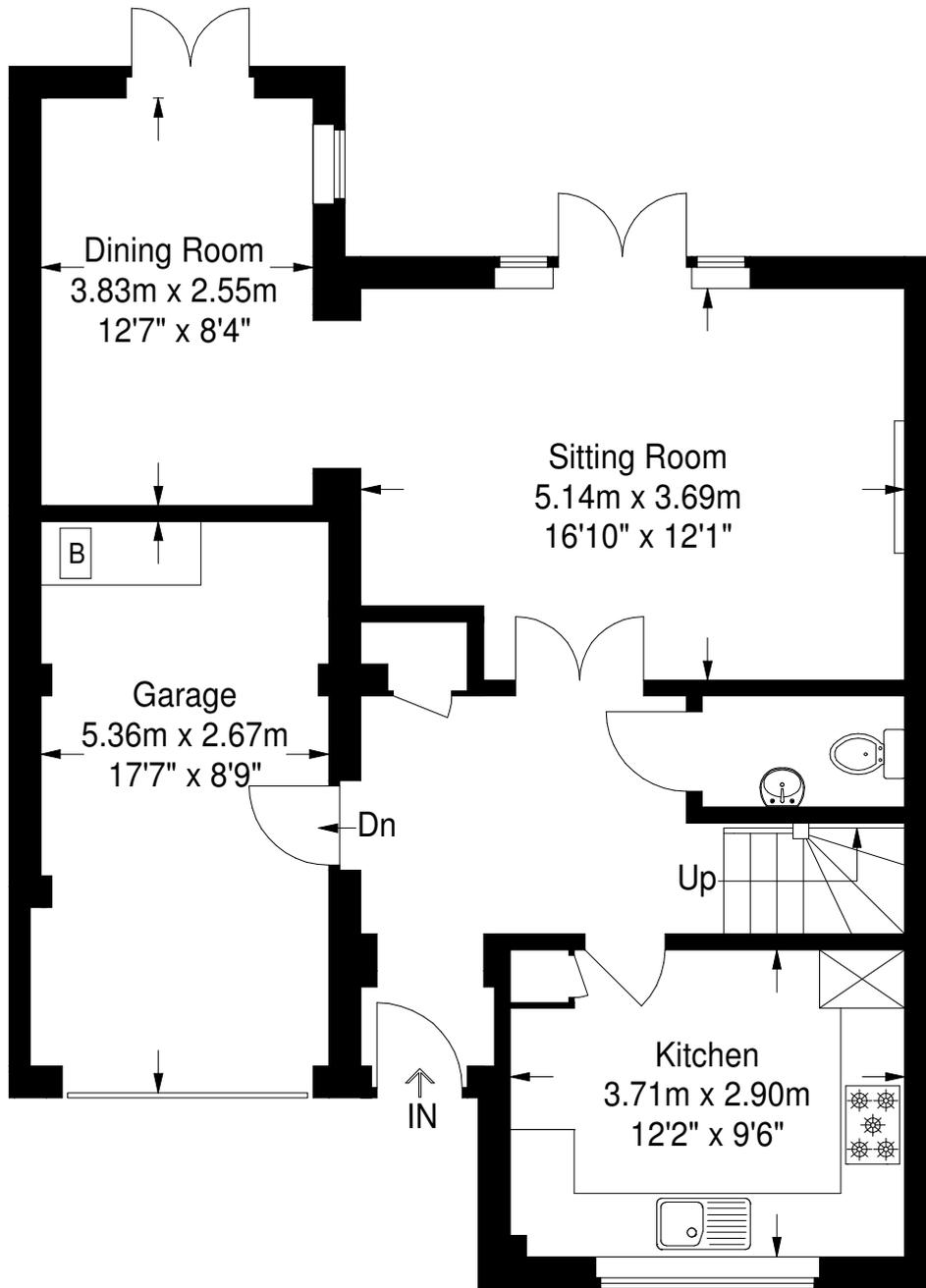
A staircase rises from the entrance hall to the first floor landing that provides access to bedroom 2, 3, 4 and the bathroom. Bedroom 2 and 4 have views over the rear towards Warwick Castle and bedroom 2 access to the playroom. Bedroom 3 overlooks the front of the property. The bathroom is fitted with a white suite to comprise bath, wash hand basin, wc and separate shower. The second floor landing provides access to the principle bedroom suite and comprises bedroom 1, dressing area and en suite bathroom.







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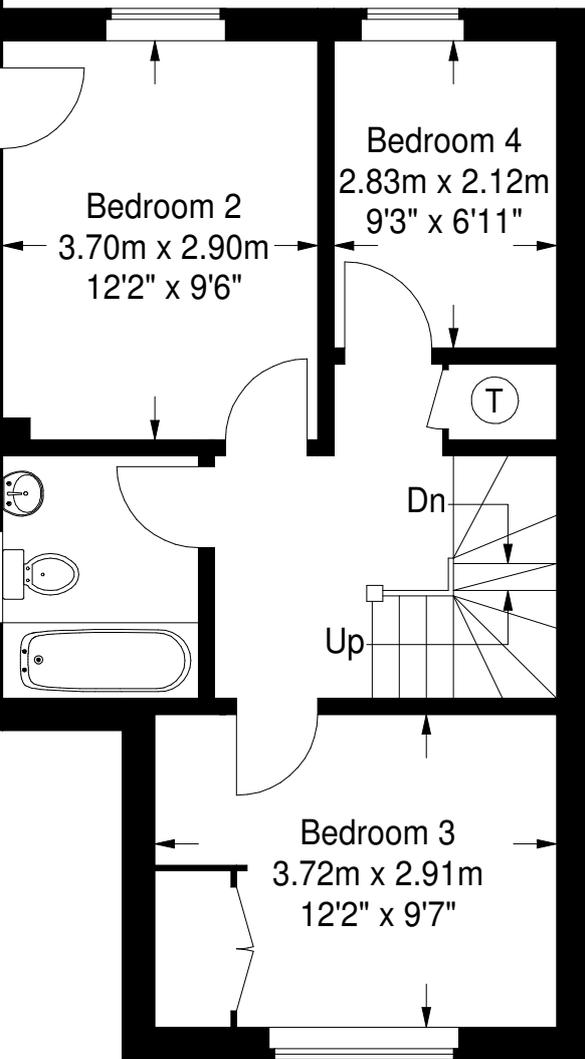
Ground Floor



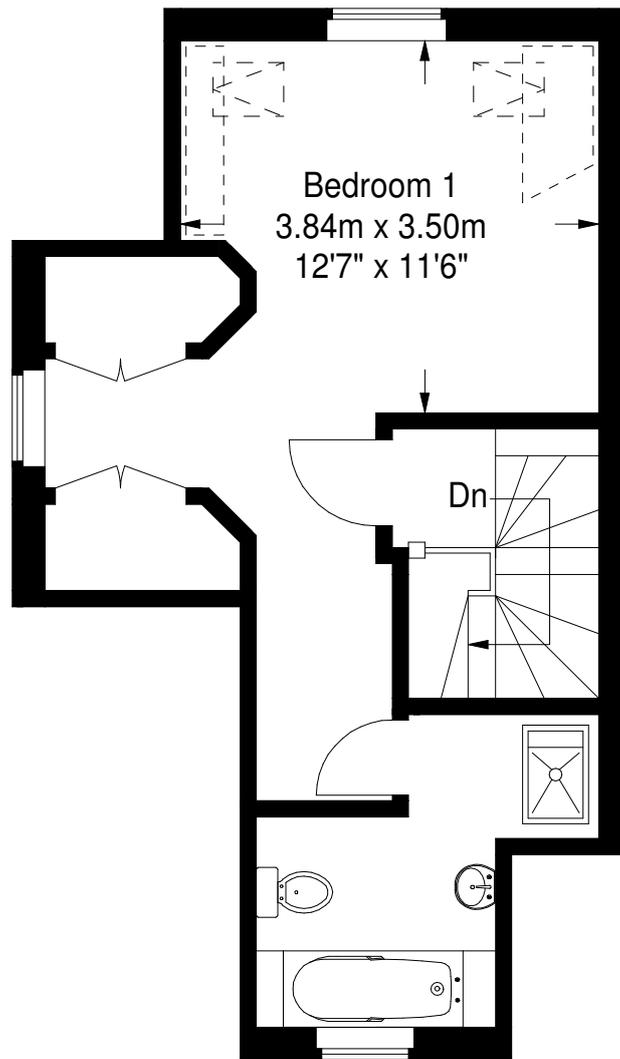
Approximate Gross Internal Area
158 sq m / 1700 sq ft

Illustration for identification purposes only. All measurements are approximate and not to scale. © property owner

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First Floor



Second Floor

Area (Including Garage)
701 sq ft

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Gardens and Grounds

To the front of the property is the front garden with driveway providing off road parking for three cars and access to the extended garage. The rear garden is west facing and walled with patio area and lawned garden.

Tenure

The property is Freehold.

Services

Mains electricity, gas, water and drainage are connected to the property.

EER Rating

70 (C)

Council Tax Band

F

Local Authority

Warwick District Council
+44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From the M40 Junction 15, take the exit signposted Warwick Town Centre proceed on the Strafford Road and onto West Street. Continue up West Street into Warwick town centre onto High Street and then Jury Street. At the traffic lights turn right onto Castle Hill and at the roundabout continue over onto the Banbury Road and at the next roundabout turn right onto Bridge End. Continue down Bridge End and follow the road round to the left and then turn left onto Brooke Close and 2 Brooke Close is the second property on the right (CV34 6PE).

STEPHEN PARRY
& COMPANY

1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW

T: +44 (0)1926 883 311
www.stephenparry.co.uk

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