



30 Cozens Street, Warwick, CV35 9SU
Guide Price £375,000

charlesrose.

This beautifully presented three bedroom detached property is located in this quiet position just south of Wellesbourne town centre on the fringe of this popular development known as Dovehouse Estate. Offering comfortable and well thought out living together with lovely rural outlook closely. Local amenities are close by as too is Wellesbourne itself together with other major towns.

LOCATION

Cozens Street is located on this popular development 'Dovehouse Estate' just south of Wellesbourne of which offers an abundance of amenities such as public houses, supermarkets, local schools including nursery and primary amongst others. It is well placed to take advantage of being close to the major road networks with large local businesses not far away. There are some lovely rural views on offer as Cozens Street is located on the edges of this development.

GROUND FLOOR

Upon entry the welcoming entrance hallway gives way to a well proportioned living room to the front with solid timber flooring and modern decoration. In turn there is a modern and well equipped dining kitchen to the rear. The kitchen comes equipped with an array of appliances and is finished with a contemporary gloss finish and complementary work surfaces. There is a large breakfast bar separating the kitchen and dining space and doors lead out into the private gardens. There is also a separate utility with plumbing for the white goods and also a WC on this level.

FIRST FLOOR

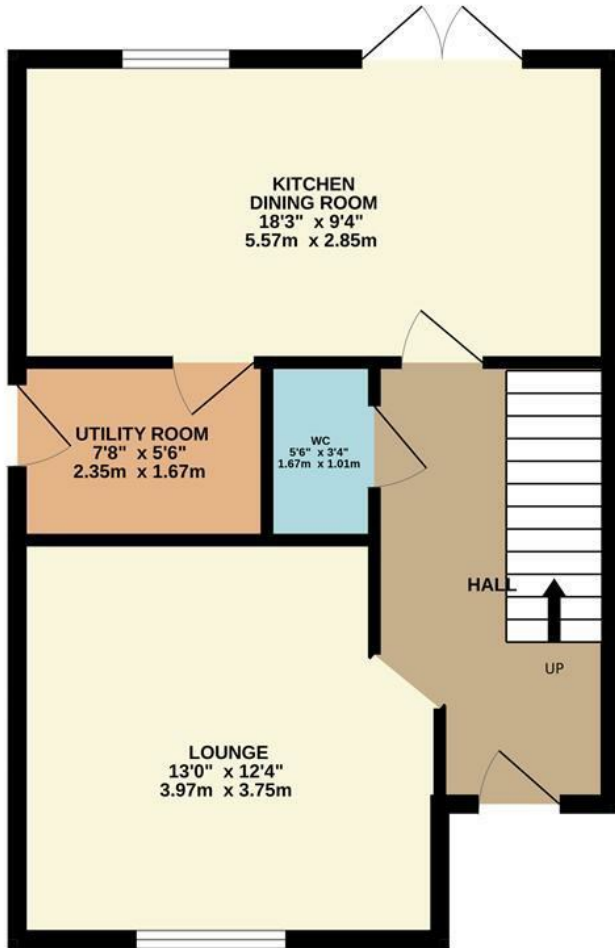
The first floor has a spacious and bright landing with access to the loft and gives access to all rooms on this floor. There are three bedrooms in total, all finished and presented beautifully with the principal bedroom having a modern ensuite shower room. There is also a well equipped family bathroom serving the other two bedrooms.

OUTSIDE

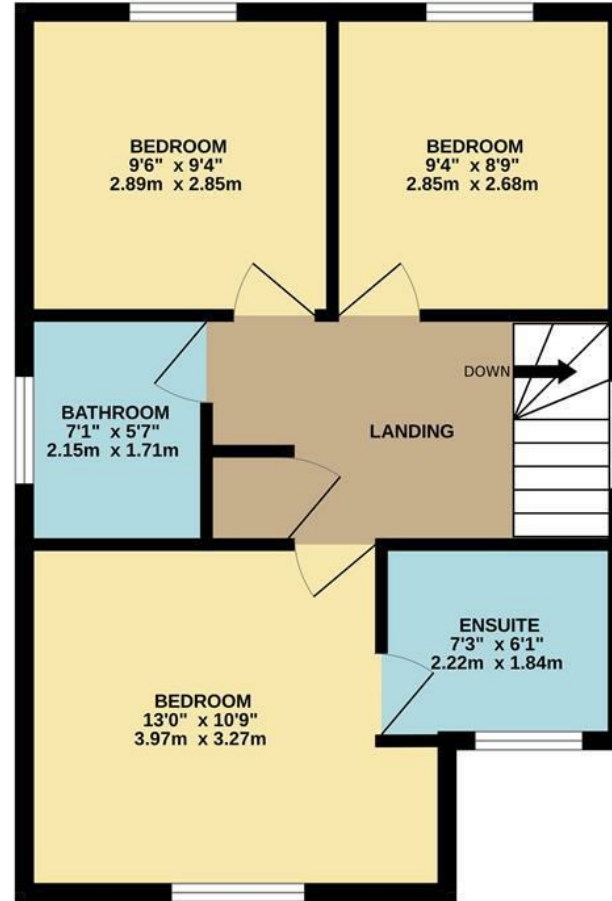
The property benefits with having a tandem driveway leading to the garage of which serves part of the rear gardens walling. To the rear, accessed from the dining kitchen via double doors, you find a charming private garden with two paved patio areas and pathways leading onto the lawns and garage side access. There are mature stocked borders and side access to the driveway too.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(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	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

