



12 Broad Street, Warwick, CV34 4LT  
Offers Over £550,000

charlesrose.



Situated on the sought-after, tree-lined Broad Street, this handsome character property showcases charming period features throughout. Immaculately presented and thoughtfully improved by the current owner, the home offers spacious accommodation arranged over three floors, including three double bedrooms, two bathrooms, and a bright open-plan kitchen, dining, and sitting room. A beautifully landscaped rear garden completes this impressive and inviting residence.

#### LOCATION

Broad Street is set in the centre of Warwick, within easy walking distance of shops, supermarkets, cafés, restaurants, and everyday services. Warwick Castle and St Nicholas Park are nearby, providing open green space and leisure facilities. The area is well served for schooling, with a choice of primary and secondary schools including Warwick School and King's High. For commuters, Warwick Station and Warwick Parkway both offer direct rail links to Birmingham and London, while the A46 and M40 provide convenient road connections to the wider region.

#### GROUND FLOOR

This charming home boasts an array of character features including coving, picture rails,

and dado rails throughout. A welcoming entrance hall showcases a stunning bannister and offers access to a useful cellar room. The bay-fronted lounge features a fireplace that serves as an elegant focal point. A cosy sitting room with a log burner flows seamlessly into a bright and spacious kitchen-dining room, complete with French doors, vaulted ceilings, and a stylish fitted kitchen with integrated appliances.

#### FIRST FLOOR

A bright and airy landing leads to two spacious double bedrooms, each featuring fitted wardrobes, timber flooring, and elegant window shutters. A contemporary shower room completes the floor, finished to a high standard with modern fittings and a sleek, minimalist design.

#### SECOND FLOOR

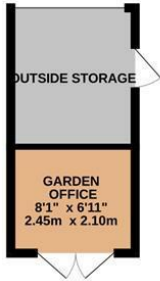
The top floor features a spacious, characterful main bedroom with fitted wardrobes and a beautifully designed ensuite bathroom.

#### OUTSIDE

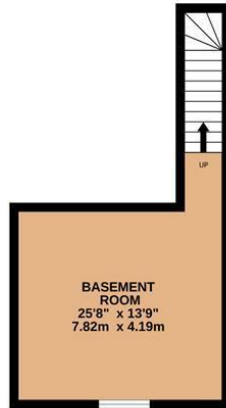
Outside, to the front, the property sits behind a low wall finished with attractive railings, enhancing its kerb appeal. To the rear, a low-maintenance landscaped garden provides a perfect space for relaxing or entertaining. The garage has been partially converted, offering an ideal space for a home office or studio, while a section has been retained for convenient storage.



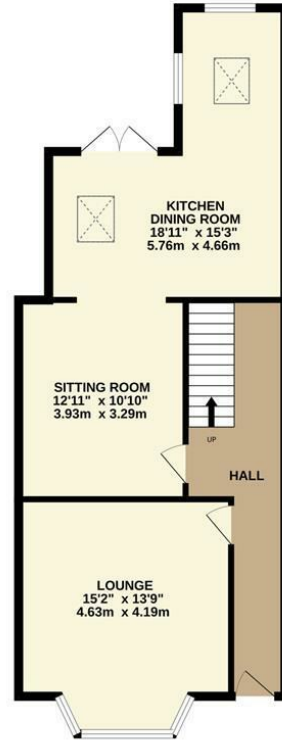
OUTSIDE DINING  
128 sq ft (11.9 sq m) approx.



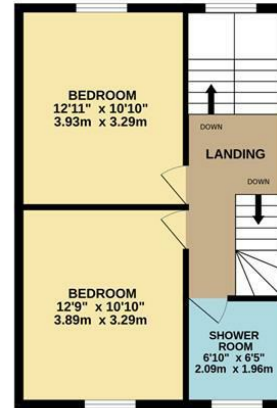
BASEMENT  
214 sq ft (19.9 sq m) approx.



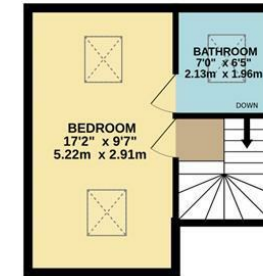
GROUND FLOOR  
871 sq ft (80.2 sq m) approx.



1ST FLOOR  
442 sq ft (41.1 sq m) approx.



2ND FLOOR  
283 sq ft (26.3 sq m) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



