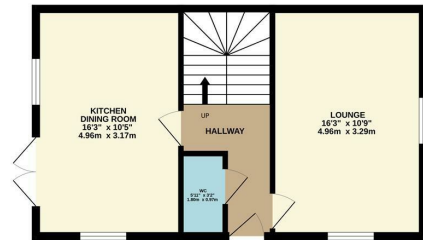


16 Fennel Grove, Warwick

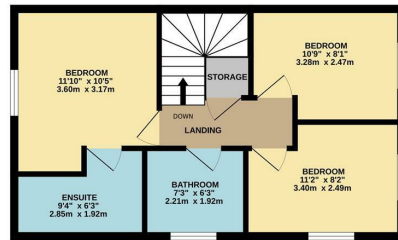
£1,600 Per Month

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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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 beautifully presented detached home, set on a generous corner plot, perfectly blends modern design with an excellent location—just moments from the M40 and nearby retail park, and ideally positioned for easy access to both Warwick and Leamington town centres.

Step inside to a bright entrance hallway leading to a lounge on one side and a bright open-plan kitchen and dining area on the other, the kitchen is complete with integrated & stand alone appliances. French doors from the dining space lead directly to the impressive rear garden, featuring a generous patio and neatly landscaped lawn, ideal for entertaining, relaxing, or family life.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with ensuite, complemented by a sleek modern family bathroom. A convenient downstairs WC adds further practicality to the home's thoughtful layout.

Finished to the highest standard throughout, with plush carpets and immaculate presentation, this home also benefits from gas central heating and is equipped with CCTV, ready for you to set up a private account, giving both comfort and peace of mind.

Externally, a large driveway and garage provide ample parking and storage. The beautifully landscaped plot enhances the home's kerb appeal, making this an ideal family residence.

Available 1st November 2025.
EPC Rating A.

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