

3 TANNERS COURTYARD

WEST STREET, WARWICK, CV34 6AZ



CHARMING FOUR-BEDROOM HOME IN CENTRAL WARWICK

**3 TANNERS COURTYARD,
WEST STREET, WARWICK,
CV34 6AZ**

Situated within the attractive and highly regarded development on West Street, this property occupies a prime position close to the centre of Warwick, one of Warwickshire's most historic and desirable market towns. The development comprises a mixture of houses and apartments created within a characterful courtyard setting, offering residents a combination of privacy, convenience and easy access to local amenities.

The property forms part of an established residential courtyard development and benefits from a peaceful setting just a short walk from Warwick town centre. Residents enjoy excellent access to a wide range of facilities including independent shops, cafés, restaurants, supermarkets, Warwick Castle and a variety of leisure and cultural attractions.







Tanners Courtyard is an established residential development which provides an array of character converted residences within a courtyard-style setting dating from the early 2000s. This charming property offers an attractive environment of character and modern residential accommodation which comprises the following.

The attractive façade of Number 3 combines traditional brick and stone construction with a canopy covered front entrance and access to the main accommodation. The entrance lobby provides access to an exquisite lounge/dining room boasting oak flooring with a raised feature fireplace with dual aspect windows and bespoke fitted wall units and book shelving, whilst steps rising to French doors with access



to the enclosed patio garden which offers a truly tranquil setting for all seasons and having gated side access. A keen cook would enjoy a truly superb breakfast kitchen boasting a comprehensive range of oak finished matching floor and wall mounted units complemented by superb granite work surfacing, integrated appliances and ceramic flooring extending to a useful deep downstairs storage cupboard.



The first floor offers a built-in storage cupboard and two bedrooms both offering generous wardrobe storage, one room which could be used as a home office/study and both being accompanied by a delightful floor to ceiling tiled modern bathroom with a white suite and heated towel rail.



The second floor displays a superb array of exposed surface beams and access to two further versatile bedrooms, one of which offers a built-in shower cubicle and washroom comprising a WC and wash hand basin finished with oak flooring. Outside the property offers the benefit of a single allocated parking space within the courtyard.

West Street provides convenient access to the A46, Junction 15 of the M40 motorway and Warwick Parkway railway station, making the location particularly attractive to commuters travelling to Birmingham, Coventry, Leamington Spa, Stratford-upon-Avon and London.





The property is considered suitable for owner-occupiers, professionals and investors seeking accommodation within walking distance of Warwick town centre. The courtyard setting and central location provide a balance of convenience and privacy rarely available in such close proximity to the town's amenities.



KEY FEATURES

Superbly appointed
courtyard period residence

A high level of finish
and specification throughout

Exposed *period features*

Charming lounge/dining room
with feature fireplace with access
to enclosed Patio Garden

Breakfast kitchen with
bespoke oak-finished units

Four bedrooms rising over two floors

Deluxe bathroom and upper floor shower
& washroom facility

Allocated *parking*

Warwick town centre, Castle and historic
town attractions in close proximity

Established residential courtyard
development in sought-after setting

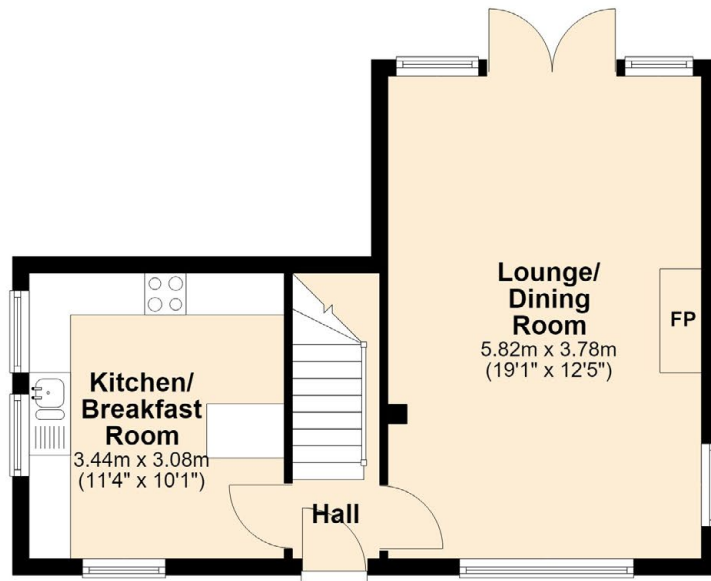




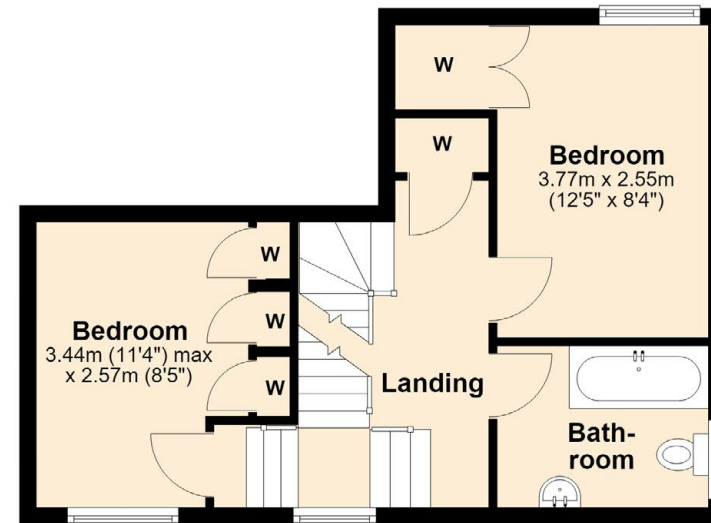


FLOOR PLANS & DIMENSIONS

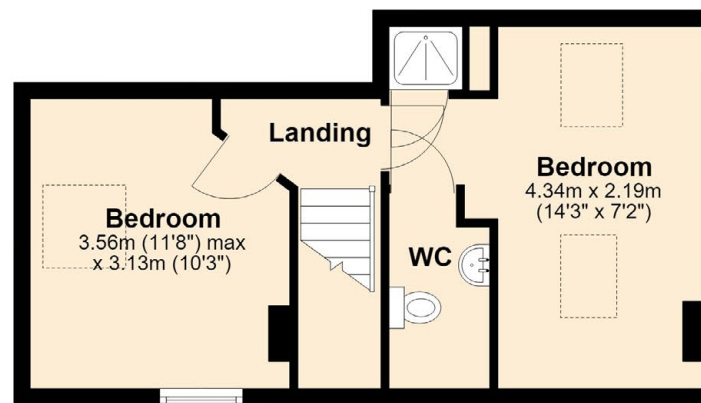
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total Area: 105.6 sq. metres. (1,136.4 sq. feet)

Illustration only and not to scale.

Handles Property
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CV32 4AP

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DISCLAIMER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LOCATION

www.handlesproperty.co.uk