



Wise Grove | Warwick | CV34 5JW

Offers over £310,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Detached Bungalow
- Garage With Ample Parking
- Two Double Bedrooms
- No Chain
- Sought After Location
- EPC Rating: TBC

## Description

Kingsway Estate Agents are thrilled to bring to the market this detached two double bedroom bungalow situated in a cul-de-sac in the sought after area of Woodloes Park.

In brief, the property offers a spacious lounge with patio doors opening into a conservatory, which in turn provides access to the rear garden. The kitchen/breakfast room enjoys access to the side of the property, offering practical convenience.

There is a generous primary bedroom complete with fitted wardrobes and ample storage, along with a second double bedroom and a shower room

Externally, the property benefits from a large rear garden that wraps around the side of the bungalow, as well as a patio area ideal for outdoor seating and entertaining. Located on a private road the property has a single garage and ample parking.

Woodloes Park is a popular and well-established residential neighbourhood, valued for its generous green spaces and welcoming, family-friendly atmosphere. Residents benefit from easy access to local amenities, nearby parks and scenic footpaths, while Warwick town centre is just a short distance away, offering a wide range of shops, cafés, restaurants and historic attractions.

Excellent transport connections further enhance its appeal: regular bus services operate locally, and both Warwick and Warwick Parkway railway stations provide direct links to Leamington Spa, Birmingham and London. There is also convenient access to the A46 and the M40 (Junction 15), connecting to the wider motorway network, making it an ideal location for commuters.

We anticipate this property will be in high demand; it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: TBC



Kitchen/Breakfast Room

11'8" x 11'2"

Lounge

18'11" x 14'5"

Conservatory

9'0" x 12'1"

Bedroom One

10'5" x 13'3"

Bedroom Two

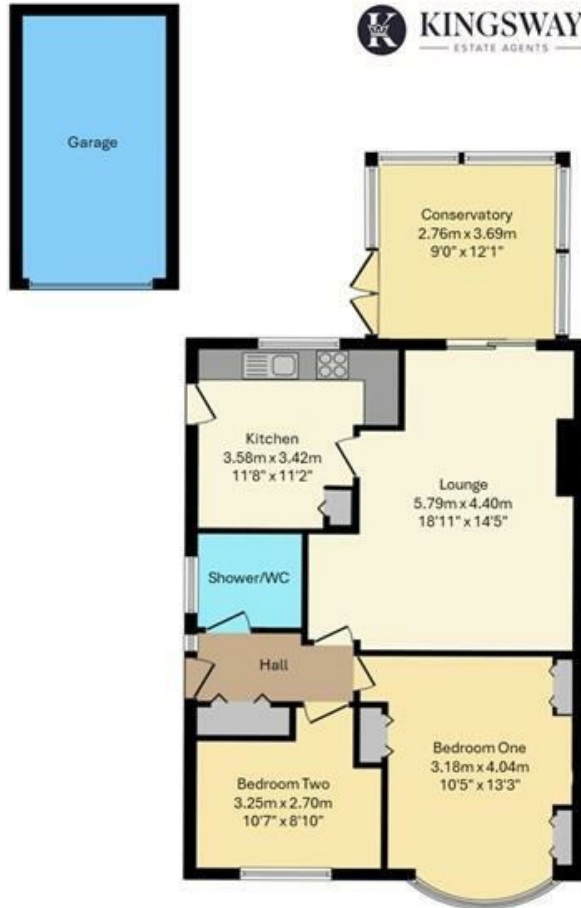
10'7" x 8'10"







# Floor plans



**Ground Floor**

The floor plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01926 760024

info@kingswayestateagents.co.uk

kingswayestateagents.co.uk