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20, Coriolanus Square, Heathcote, Warwick







A three storey modern mid-terrace townhouse, with en-suite to master bedroom, with garage and driveway.

Briefly Comprising;

Entrance hallway, ground floor WC, kitchen, living dining room with patio doors to garden. First floor landing, double bedroom two, further good-size bedroom three and family bathroom. Top floor master bedroom with large walk-in wardrobe and en-suite shower room. Double glazing. Gas radiator heating. Tarmac driveway, Garage. Patioed and lawned rear garden. NO CHAIN.

Coriolanus Square

Offers an excellent opportunity to acquire a modern townhouse, in this convenient cul-de-sac location. The property does require updating and improvement throughout. However, offers a rewarding opportunity to put your own stamp on the property, and is realistically priced to reflect this.

The Property

Is approached via a paved path to…

Canopy Porch

With multi paned obscure double glazed entrance door to…

Entrance Hallway

With staircase rising to first floor landing, cornicing, radiator, wood look flooring, door to…

Ground Floor WC

Fitted with white low level WC, wall mounted wash hand basin, double radiator.

Kitchen

6'9" x 12'9" (1.83m'2.74m" x 3.66m'2.74m")
With a range of wall and base units, sink drainer with mixer tap, inset four point gas hob with oven below and filter hood over, space for tall fridge freezer,







space and plumbing for dishwasher, radiator, upvc multi paned style double glazed window to front elevation, wall mounted Baxi combination boiler, coved cornicing.

Living Dining Room

13' x 13'1" (3.96m' x 3.96m'0.30m")
With double glazed patio door to garden, coved cornicing, radiator, wood look flooring.

First Floor Landing

With upvc multi paned look double glazed window to front elevation, staircase rising to second floor. Door to airing cupboard with slatted shelf.

Bedroom Two (Rear)

13' x 8'8" plus d'way (3.96m' x 2.44m'2.44m" plus d'way)
With upvc multi paned style double glazed window to rear elevation, radiator.

Bedroom Three (Front)

6'8" x 11' (1.83m'2.44m" x 3.35m')
With upvc multi paned style double glazed window to front elevation, radiator.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with mixer tap, with shower attachment, splashback tiling, radiator.

Second Floor Landing Serving Master Bedroom.

Master Bedroom One

9'11" x 11'9" (3.02m x 3.58m)
With Velux double glazed roofline window to rear elevation, radiator, feature angled ceiling line in part, door to useful walk-in wardrobe with hanging rail.

En-Suite Shower Room

Fitted with a white suite comprise; low level WC,







pedestal wash hand basin, corner shower cubicle with wall mounted shower and control with splashback tiling, double radiator, upvc obscure multi paned style double glazed window to front elevation.

Outside (Front)
There is a shallow area laid to paving slabs.

Outside (Rear)
The rear garden is principally laid to lawn and surrounded in the main by timber fencing and brick walling. There is a shaped patio area to the rear of the property with attractive timber pergola feature leading over a paved path to the garage.

Garage and Driveway
8'4" x 16'6" (2.44m'1.22m" x 4.88m'1.83m")
Located just around the corner, after the adjacent attached property, with blue up-and-over door, power and light as fitted, plumbing for washing machine, part double glazed personnel door leading to the garden to the rear. To the front of this garage is a parking space.

Mobile Phone Coverage
Good outdoor signal and is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

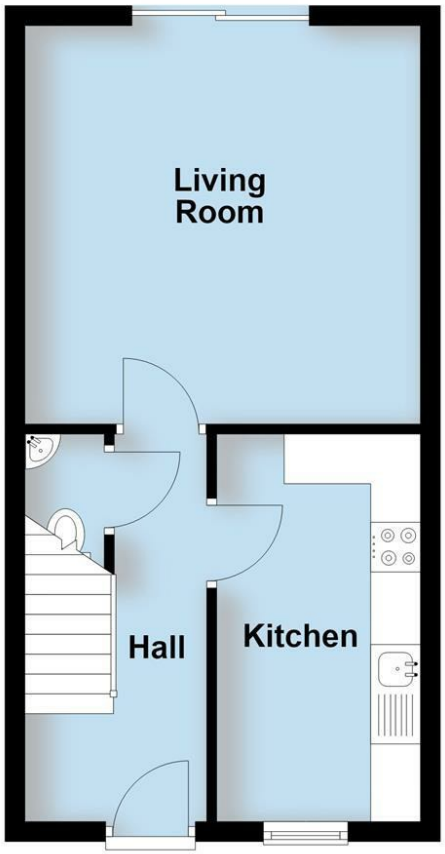
Council Tax

Council Tax Band D.

Location

CV34 6GR

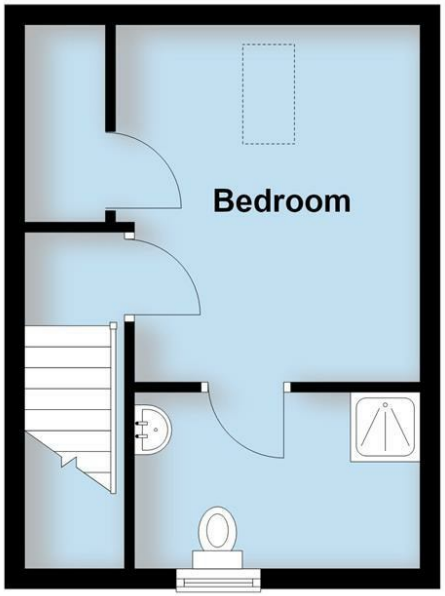
Ground Floor
Approx. 31.9 sq. metres (343.1 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.1 sq. feet)



Second Floor
Approx. 21.8 sq. metres (234.6 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

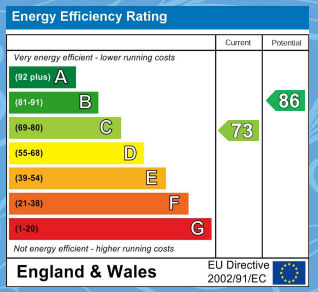
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