



Lyster Close, Warwick, CV34 5RY

Offers in the Region of £385,000 FREEHOLD

A stunning 3 bedroomed semi detached home appointed to a high order within, requiring no updating at all. Refitted dining kitchen, lounge and beautifully well kept, south facing rear garden.



This beautifully updated home offers the perfect blend of tranquillity and connectivity—ideal for those with a daily commute or an active lifestyle.

Step inside, and you'll find a home that's been thoughtfully transformed with stylish, neutral décor, making it move-in ready. The newly refitted kitchen is a modern delight, featuring sleek cabinetry and plenty of space for a cozy family area. Flowing seamlessly from here, the light-filled garden room provides the perfect spot for dining, with serene views over the beautifully landscaped rear garden.



The lounge is a welcoming haven—bright, spacious, and designed for relaxation, with an airy feel and an adjoining porch for a warm first impression. Upstairs, three generously sized bedrooms radiate from a charming landing, with the rear bedrooms enjoying open views of the canal. The modernized bathroom is both stylish and practical, adding to the home's effortless appeal.

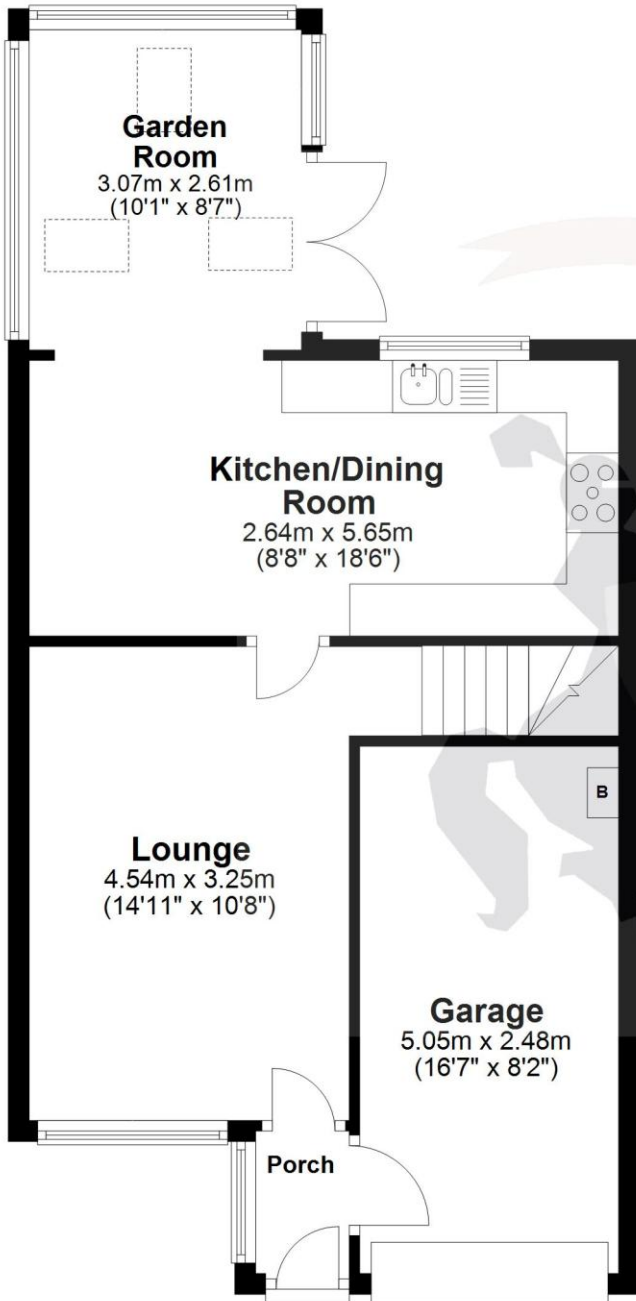
Outside, practicality meets convenience. A garage/store offers additional utility space and houses the serviced boiler, while ample off-road parking ensures stress-free arrivals. And for those who love outdoor living, the south-facing garden provides the perfect suntrap for lazy afternoons and alfresco dining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

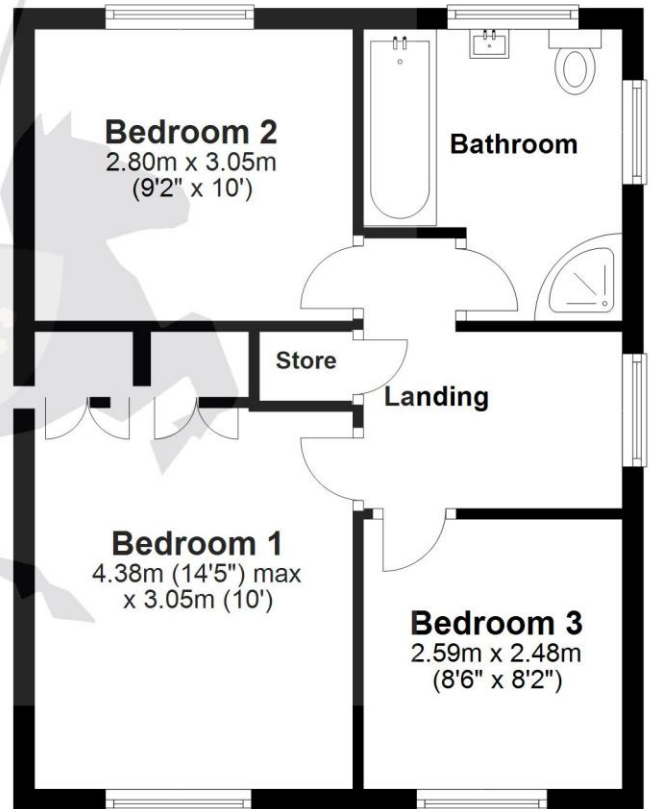
Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 97.0 sq. metres (1043.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Things to Know...

The Property will be offered with vacant possession and we have verified is of Freehold Tenure via our HMLR checks.

Services – The vendor advise that all mains services are connected to the property. We are informed by the Sellers, the Boiler has been recently serviced.

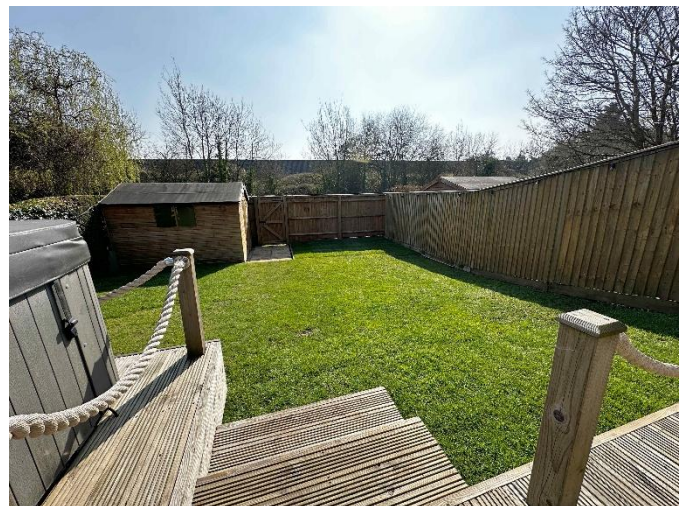
Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally the opinions of the purchasers may differ. The details are for guidance only and do not form part of the contract. It is advisable that prior to exchange of contracts purchasers walk the boundaries and ensure they are in accordance with the title plan. We also suggest Fixtures and Fittings are confirmed at the point of negotiation.

Money Laundering – We have procedures in place to forestall and prevent Money Laundering. Should we be concerned that an offence is being committed we will act in accordance with the Proceeds of Crime Act 2002 and disclose our concerns to the National Crime Agency.

Local Authority is Warwick D.C with a Council Tax Band of D equating to approx. £2,247 per annum (2024-2025).

Referral Fees – Kingsman can offer referral advice to third party providers for mortgage advice, conveyancing assistance and surveying work. Our referral fees can vary case to case but are normally within a £50 to £350 variance. Please ask for more details if you would like clarity on any such referral fee we may be paid.

A Material Information form is available on request or visit the website for full details.



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