



VALLEY ROAD

RADFORD SEMELE, LEAMINGTON SPA, CV31 1UY

GUIDE PRICE £450,000

FREEHOLD

Situated on a quiet road in the popular village of Radford Semele, this well-maintained four-bedroom semi-detached home offers generous living space throughout. With a flexible layout suited to family life or home working, the property has much to offer its next owners.

VALLEY ROAD

- 4 Bedrooms • Conservatory • Open Plan
- Kitchen/Diner • Off Road Parking • Garage • 3
- Storey • Great Road Links • Close To Amenities



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Upon entering the property, a porch leads into a central hallway providing access to all main rooms within the home.

The lounge is positioned at the front of the home and benefits from an abundance of natural light through a large bay window. This inviting space features fitted bookshelves and a feature fireplace, creating a warm and homely atmosphere.

To the rear of the home is a spacious, fully fitted kitchen with French doors opening onto the garden, allowing for plenty of natural light and easy outdoor access. The kitchen features a range of wall and base units, a Belfast sink, space for a Rangemaster-style cooker, an integrated dishwasher, and additional room for a freestanding fridge/freezer. There is ample space for a family dining table, making this a practical and welcoming hub of the home.

Situated at the rear of the home you will find the versatile conservatory, currently used as a family room. This light-filled space offers an ideal spot to relax while enjoying views of the garden.

The ground floor also benefits from a convenient downstairs W/C and internal access to the garage, which has been partially fitted with a utility area with a separate sink—ideal for additional white goods and storage.

The first floor briefly comprises of three bedrooms and a family bathroom.

The second bedroom is situated at the front of the property and

is a generously sized double room, featuring fitted wardrobes and a bay window that adds natural light and character.

Bedroom three is another spacious double room located at the rear of the property, also featuring built-in wardrobes for added storage.

The fourth bedroom is a generous single room, ideal for use as a home office or nursery.

The family bathroom is conveniently situated close to all bedrooms and features a corner bath with an overhead shower, complemented by a modern tiled suite.

The top floor is dedicated entirely to the main bedroom, which benefits from a Velux Juliet balcony and skylight, eaves storage, and underfloor heating. This tranquil retreat also includes a private W/C for added convenience.

Outside, the property features an enclosed rear garden predominantly laid to lawn, with a decked seating area—perfect for alfresco dining during the warmer months.

Additional benefits include off-road parking, gas central heating, and double glazing throughout. Nestled in the South Warwickshire countryside and just a short distance from the prestigious town of Leamington Spa, this charming home offers the best of rural community living.

Tenure: Freehold

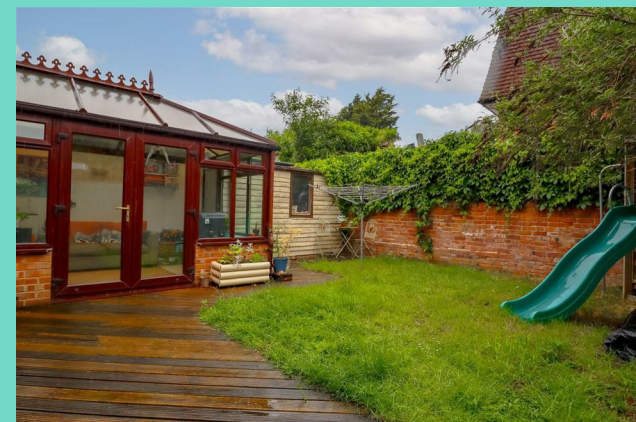
Council Tax Band: D

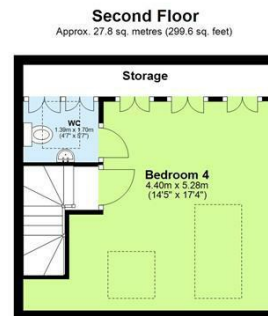
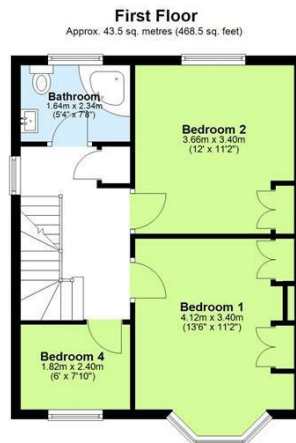
Local Authority: Warwick District Council

EPC: D



VALLEY ROAD





Main area: Approx. 151.9 sq. metres (1635.0 sq. feet)
Plus outbuildings: approx. 4.7 sq. metres (50.6 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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