



Connells

Wellum Street
Lighthorne Heath Leamington Spa

Wellum Street Lighthorne Heath Leamington Spa CV33 9FB

for sale
£270,000



Property Description

Situated in the village of Lighthorne Heath this mid-terraced home offers beautifully presented accommodation throughout.

Benefiting an entrance hall, Lounge with media wall, fully fitted kitchen/diner and ground floor cloakroom. To the first floor there is TWO bedrooms and a modern shower room.

Externally the property has a private, garden with detached home/office/shed and off-road parking.

CONTACT US NOW TO BOOK YOUR APPOINTMENT TO VIEW!!

Introduction

Lighthorne Heath offers excellent transport connections throughout the area with convenient access to the motorway network. The M40 is less than 2 miles away and provides routes to Oxford, Birmingham, Banbury and London among other popular destinations. Coventry can also be reached in just under 30 minutes via the A46. Leamington Spa train station is around a 15 minute drive away which serves a number of major destinations including Birmingham, London and Manchester. For those requiring international travel, Birmingham airport is just over 30 minutes away by car.

There are a number of well-regarded schools situated locally. For children of primary school age, Lighthorne Heath Primary School and further primary schools are located locally. For those requiring secondary education, Kineton High School is less than 15 minutes

away by car.

A major supermarket superstore can be found within a 15-minute drive, whilst the local village shop offers day-to-day conveniences within easy walking distance.

Entrance Hall

Having a door from the front elevation into entrance hall with radiators and doors to lounge and;

Cloakroom

Having a white suite comprising a low level WC, wash hand basin and a radiator.

Lounge

15' 8" MAX x 10' 3" MAX (4.78m MAX x 3.12m MAX)

Having Amtico Herringbone flooring, media wall with space for TV and soundbar, radiator, stairs rising to first floor, understairs storage cupboard, double glazed window to front elevation and door to:

Kitchen/Dining Room

13' 3" x 9' 11" (4.04m x 3.02m)

Fully fitted kitchen/diner having a range of contemporary wall and base units and complimentary work surfaces over, inset sink and drainer unit, oven with hob and extractor hood over, integrated fridge freezer, dishwasher and washing machine. ample space for dining table, ceiling downlighters and double glazed French doors leading out to the garden.

First Floor

Landing

Having stairs rising from the ground floor, loft hatch, radiator, airing cupboard and doors off to all rooms.

Bedroom One

11' 1" x 8' 9" (3.38m x 2.67m)

Having radiator, fitted wardrobes and double glazed window to rear elevation:

Bedroom Two

13' 3" MAX x 7' 8" MAX (4.04m MAX x 2.34m MAX)

Having radiator and double glazed window to front elevation:

Shower Room

Modern and stylish shower room comprising a low level WC, wash hand basin with vanity unit, walk in shower, heated towel rail, extractor fan and obscure double glazed window to the side elevation:

Outside

Front

Having shallow foregarden and pathway leading to front door.

Parking

Having off-road parking for two vehicles, 7 kw electric car charger with access from walkway from the rear garden.

Rear Garden

Enclosed rear garden having paved patio area ideal for outside entertaining, lawned area, steps to a raised decking area with a detached shed fitted with power and light making an ideal home office.

Council Tax

Local Authority: Stratford District Council

Band C

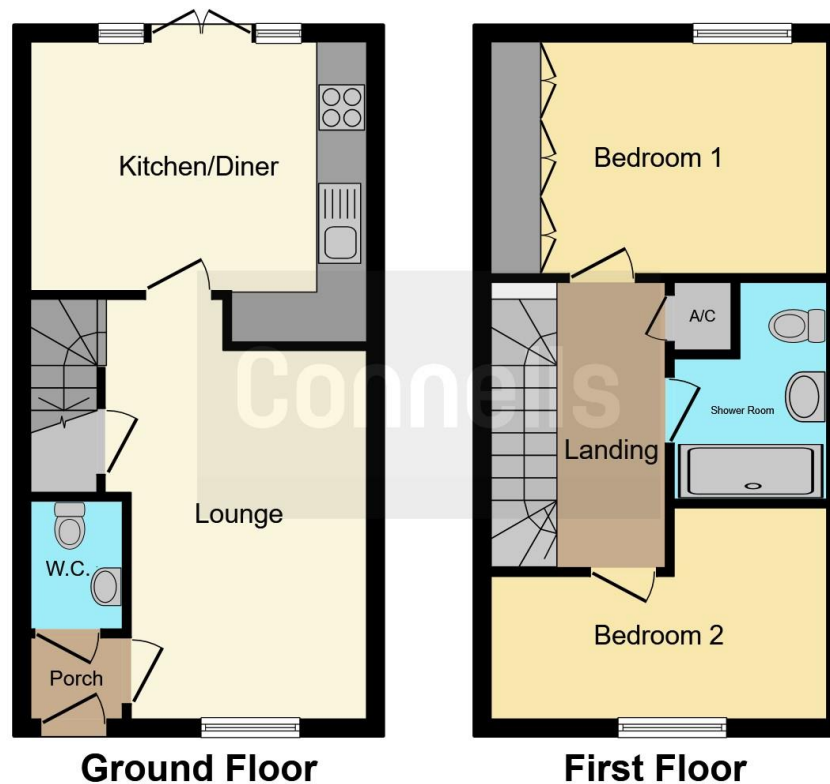
Viewings

Strictly by prior appointment via the selling agent.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103948



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