



**Connells**

Stratford Road  
Lighthorne Heath Leamington Spa



# Stratford Road Lighthorne Heath Leamington Spa CV33 9TW

for sale  
**£225,000**



## Property Description

Recently renovated and beautifully presented mid-terrace home set in the heart of Lighthorne Heath. The property offers two spacious double bedrooms, a modern kitchen, bright lounge, versatile downstairs room and a stylishly refitted shower room. Outside, a generous rear garden provides an excellent space for relaxation or entertaining. Get in touch today to arrange your viewing.

## 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 door from front elevation, radiator, stairs rising to the first floor and doors to Kitchen, study and;

## Lounge

A bright and generously proportioned living space featuring a double-glazed window to the front and glazed doors opening onto the rear garden, creating a lovely flow of natural light throughout. A fitted radiator ensures year-round comfort.

## Study

A well-proportioned versatile room currently being used as a study featuring a front-facing window that brings in natural light, complemented by a fitted radiator for comfort. Ideal as a home office or quiet workspace.

## Kitchen

Well-equipped kitchen offering a range of wall and base units, a sink with drainer, and space for a cooker with induction hob. There is plumbing in place for both a washing machine and dishwasher, along with useful understairs storage. A rear-facing window and door provide plenty of natural light and direct access to the garden, complemented by practical tiled flooring throughout.

## First Floor

### Landing

Featuring a rear-facing window, with doors leading to the bedrooms and Shower room.

### Bedroom One

A bright and versatile double bedroom featuring windows to both the front and rear elevations, built-in wardrobes for convenient storage, and a fitted radiator for year-round comfort.

### Bedroom Two

A comfortable and well-appointed bedroom featuring a front-facing window, built-in wardrobes for convenient storage, loft access, and a fitted radiator for added comfort.

### Shower Room

Fitted with a white suite comprising a low-level WC, wash hand basin and a walk-in shower. Additional features include a built-in cupboard housing the immersion heater, extractor fan, radiator, ceiling downlighters and an obscure rear-facing window for privacy.

## Outside

### Front

Having wooden fence with path leading to front door, lawned foregarden, and storage box housing ground source heat pump;

### Rear Garden

Large private garden, with paved patio and lawned areas, mature shrubs and trees, path leading through garden to rear gate and timber fences to the boundaries.

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

### Council Tax

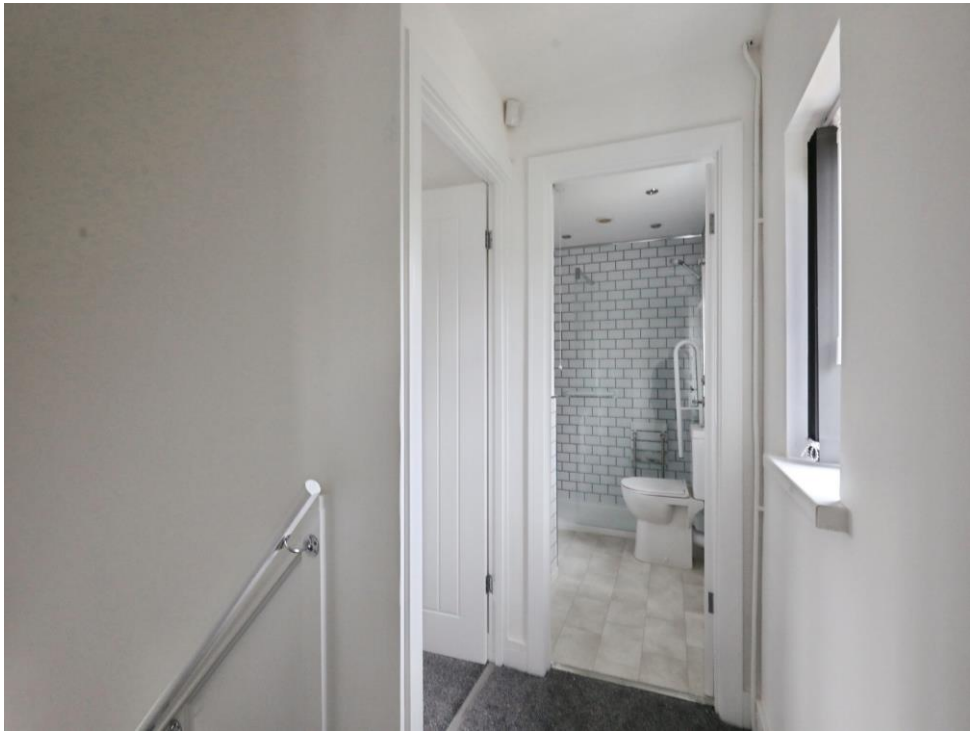
Local Authority: Stratford District Council

### Viewings

Strictly by prior appointment via the selling agent



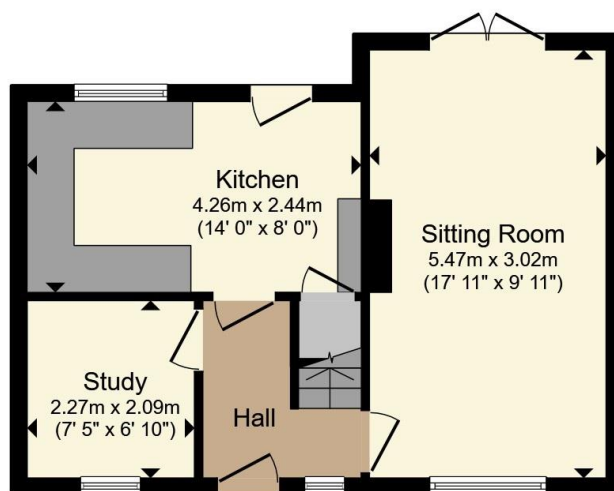




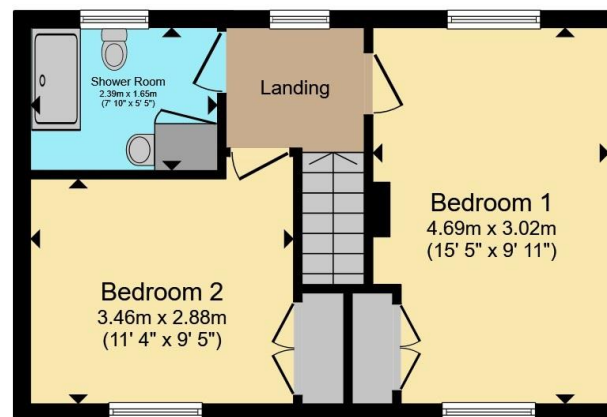








**Ground Floor**



**First Floor**

Total floor area 73.0 m<sup>2</sup> (786 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104056](http://connells.co.uk/Property/WBE104056)**



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