



# Trueman Close

WARWICK, CV34 5BN

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**A stylish, very modern and heavily extended five double bedroom family home set in ever popular location.**

**This semi detached family home, located in the outstanding Coten End Primary School catchment area is ideal for family living.**

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**Property at a glance**

Stylishly extended semi detached

Five bedrooms & downstairs shower room

Living room

Second large reception room

Landscaped rear garden

Parking for at least four cars on driveway

Re fitted breakfast kitchen

Utility room

Close to all local amenities

EPC Rating – C



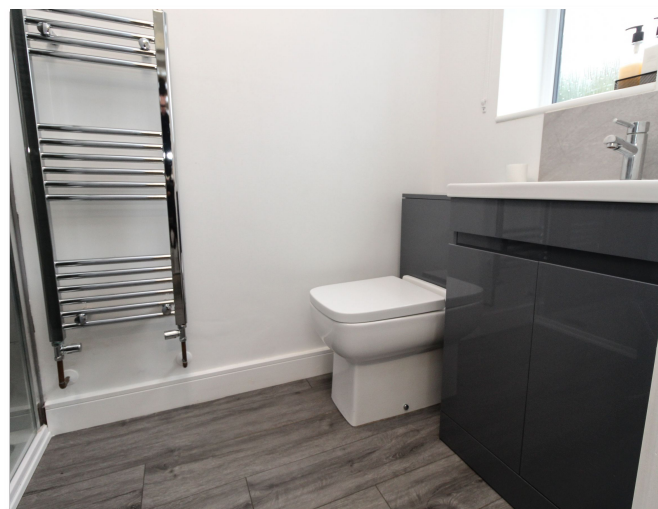


It is conveniently positioned to all local amenities, parks, schools (primary school is next door) and a very short walks to Warwick Hospital and Warwick Train Station.

In brief the ground floor comprises of; large and very welcoming entrance hallway, breakfast kitchen with integrated cooker, hob and dish washer, living room with large window overlooking the rear garden, a further large reception room that could be another sitting room / game's room or more formal dining room, utility room and downstairs shower room with WC, there is also a very large storage cupboard off the hallway.

Upstairs are five double bedrooms and a large modern family bathroom as well as a large storage cupboard housing the boiler just off the landing.

To the rear of the property is a tasteful landscaped garden with grey slabs and lawn area and to the front is a pebble driveway with parking for at least four vehicles.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

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## The Seller's View

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“My favourite room in the house has to be the master bedroom.

It is a great size and has a lovely built in open plan wardrobe and a large window which allows lots of natural light to flood in to the room.

I bought the house due to its fantastic location, it is next to the primary school and within easy walking distance of parks and schools..”



“My favourite room – The master bedroom”

**Services**

Main water, gas and electric

**Tenure**

Freehold.

**Local Authority & Tax Band**

Warwick District Council

Tax band - C

EPC Rating- C

**Viewing Arrangements**

Viewing strictly by appointment with sole agent  
Nathaniel Cleaver - 07793 363210  
nathaniel@thepropertyexperts.co.uk



Total floor area 151.7 m<sup>2</sup> (1,633 sq.ft.) approx

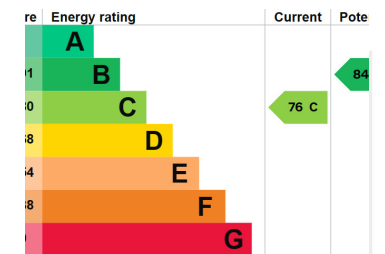
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Amenities/Distances**

Walking distance to all local amenities, Warwick Hospital, parks, green areas and parks and its next door to the local primary school.

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## Warwick

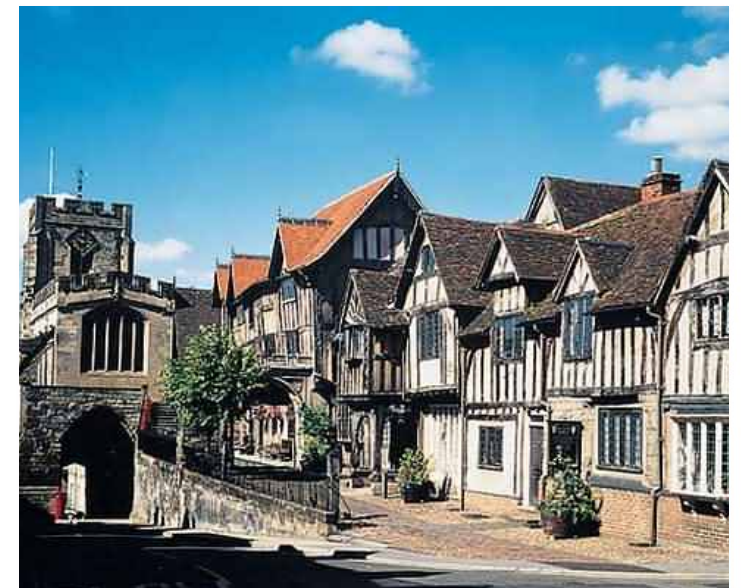
Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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📞 07793 363210

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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