



Batchelor Close, Whitnash

LEAMINGTON SPA, CV31 2FA

Nathaniel Cleaver
The **Leamington Spa** Property Expert





A well presented three bedroom detached family house located on the popular Mallory Grange development, Leamington Spa.

Property at a glance

Modern family home

Three double bedrooms

Bathrooms, En suite and downstairs WC

Close to local amenities

Landscaped rear arden

Driveway parking for three cars

Single garage

Built 2017 by Persimmon

EPC Rating – B





This family home is in a perfect location for school catchments, motorway networks, the train station and all local amenities. The property is only 7 and a half years old with approximately two and a half years NHBC guarantee remaining.

The ground floor consists of a living room, downstairs WC, integrated re fitted kitchen / dining area with French doors leading out to the enclosed and pleasant rear garden, which is mainly laid to lawn and fully fenced with a small patio area. (the kitchen also have integrated cooker / hob, dish washer and fridge freezer).

Upstairs is the master bedroom with en suite shower room along with two further double bedrooms and the main family bathroom.

To the front of the property is driveway parking for three cars and a single garage.



“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”

The Seller's View

“Our favourite room in the house is the kitchen, it's a really sunny room and we particularly love it in the summer with the patio doors open and we have friends over and spill out into the garden.”



“Our favourite area – The Garden”

Services

Main water, gas and electric

Tenure

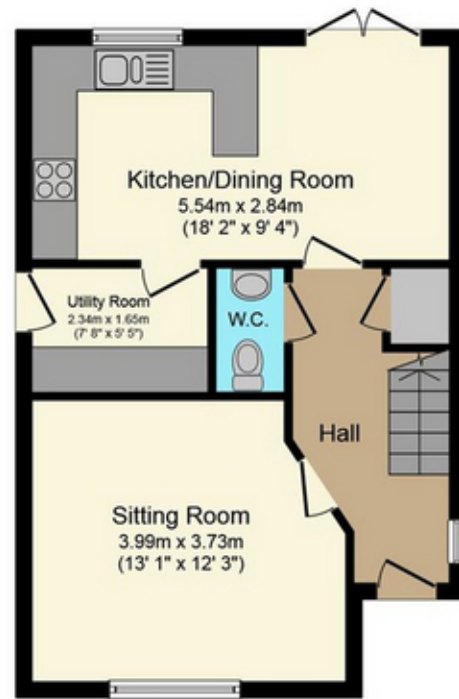
Leasehold - 999 year lease from 2017

Local Authority & Tax Band

Warwick District Council

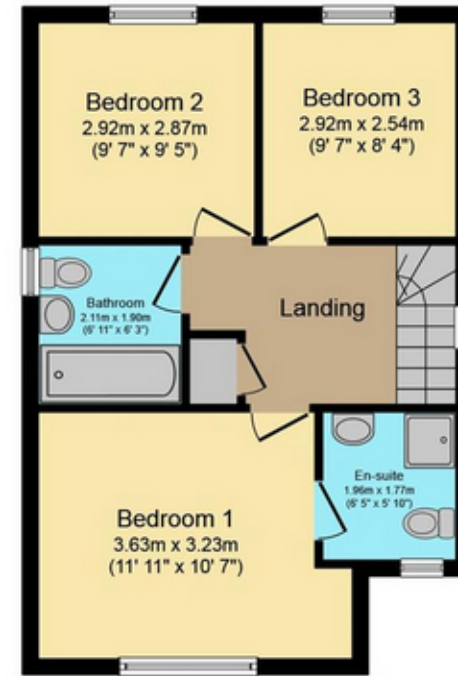
Viewing Arrangements

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



Ground Floor

Floor area 44.6 sq. m. (480 sq. ft.) approx



First Floor

Floor area 44.5 sq. m. (479.1 sq. ft.) approx

Total floor area 89.8 sq. m. (967 sq. ft.) approx

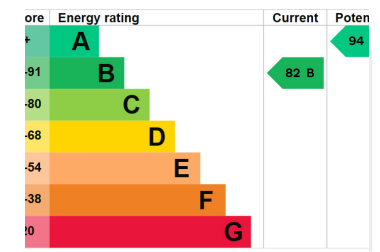
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. It should not be used for planning or building control purposes.

Amenities/Distances

Close to all local amenities, schools, parks,
transport links and the train station.

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.



About the **Area**

Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. a city rebuilt following the Blitz during World War II.



Royal Leamington Spa

Renowned for its famous spa for centuries, Royal Leamington Spa now not only offers history, but a dream location for entertainment hunters, shoppers and food fans.



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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

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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