



Sherwood Walk

LEAMINGTON SPA, CV32 7BQ

Nathaniel Cleaver
The **Leamington Spa** Property Expert

 **The
Property
Experts**



Sherwood Walk is close to schools, parks, local amenities and a few minute's drive from Leamington Spa Town Centre where there is an array of shops, bars, bistro's and boutiques.

Property at a glance

Semi detached bungalow

Two bedrooms

Shower room

Lounge / dining area

Conservatory

Sweeping driveway with parking for five cars

Sinlge detached garage

Enclosed rear garden

Scope for future expansion

EPC Rating – C





The property has a long sweeping drive to the front that offers lots of off road parking and in brief on the ground floor the property comprises of; entrance hall, master bedroom with built in wardrobes, bedroom two, shower room, good sized living / dining room, kitchen and conservatory.

The property has gas central heating and double glazing throughout and driveway parking to the front and side, there is also a single detached garage.

Further benefits include a good sized rear garden which is mainly laid to lawn with a patio area and there is scope to extend by going in to the loft which some of the neighbouring properties are currently doing.



The Seller's View

"The old owners favourite part of the house was always the garden, they loved sitting out in it or looking after the impressive garden and it really is a sun trap"



"Favourite part of the house – The garden"

Services

Main water, gas and electric

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Tenure

Freehold

Local Authority & Tax Band

Warwick District Council

Tax band - C

Viewing Arrangements

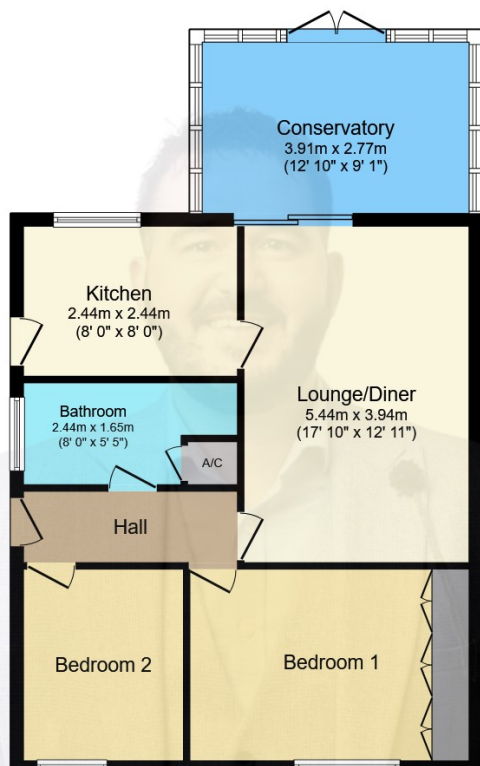
Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

nathaniel@thepropertyexperts.co.uk

Amenities/Distances

Close to all local amenities, schools, parks, shops and Leamington Spa's main shopping Parade.



Floor Plan
Floor area 75.0 m² (807 sq.ft.)

TOTAL: 75.0 m² (807 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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.

re	Energy rating	Current	Pote
	A		
1	B		88
0	C	72 C	
8	D		
4	E		
8	F		
1	G		

About the Area

Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants



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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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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