



# Rosewood Crescent

LEAMINGTON SPA, CV32 7UN

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









---

**This modern semi detached property is situated to the North of Leamington Spa at Chestnut Gardens and was built by Messer A.C. Lloyd and is a lovely home with a good sized rear garden.**

---

**Property at a glance**

Modern Semi Detached House

Two Bedrooms

Family Bathroom

Good Sized Enclosed Rear Garden

Driveway Parking & Single Garage

Living Room With Bay Window

Kitchen Dining Area

EPC Rating – C







In brief on the ground floor the property comprises of; entrance hall, living room with large bay window and kitchen / dining room with breakfast bar, integrated cooker and hob and fridge and with sliding door leading out to a good sized rear garden.

Upstairs there are two double bedrooms, both benefitting from built in wardrobes and a nice white family bathroom suite.

The garden is a good size and mainly laid to lawn with a small patio area directly off the kitchen and from the first floor there are views over the Leamington Spa skyline.

Further benefits are the driveway parking and single garage to the side of the property, front garden and the fact it is only a ten-minute walk to Leamington Spa town centre.

The property has gas central heating, it is double glazed throughout and it has mains water and sewerage, gas and electricity.

Currently the school catchment areas are as follows: Lillington and Heathcote Primary Schools and North Leamington Secondary School along with Alcester and King Edward Grammar Schools and Stratford Girls.



Tenure Freehold.

Property & Services information:

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

Broadband Availability: Broadband is available in the area via cable.

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

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

**CALL NOW TO VIEW!**

---



---

## The Seller's View

---

"I love the open plan kitchen / dining area and the fact the sliding doors can open and bring the garden inside."

"We have had many family party and BBQ and it is a great entertaining space."



"My favourite part – The Kitchen / dining area"

**Services**

Main water, gas and electric

**Tenure**

Leasehold - Freehold.

**Local Authority & Tax Band**

Warwick District Council.

EPC Rating - C

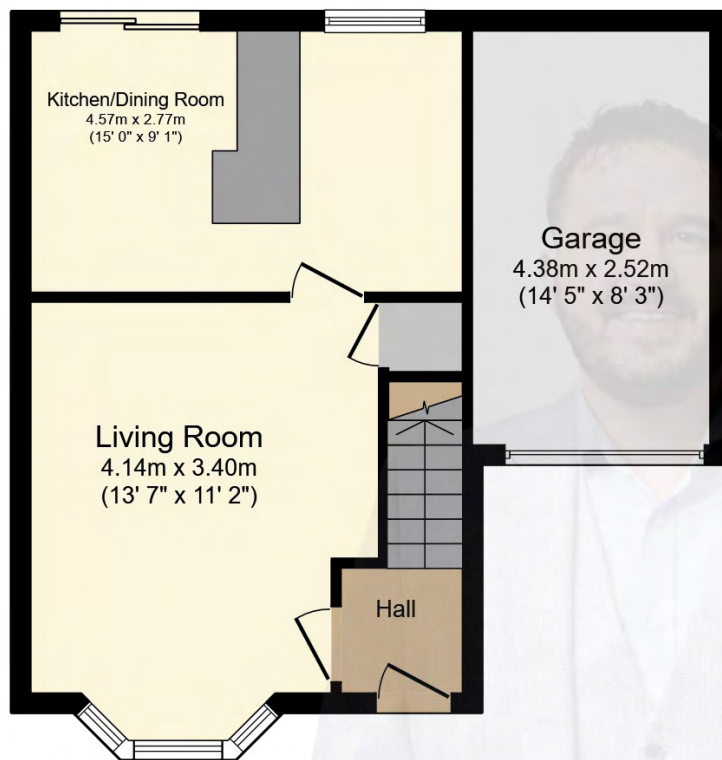
Tax band - C.

**Viewing Arrangements**

Viewing strictly by appointment with sole agent

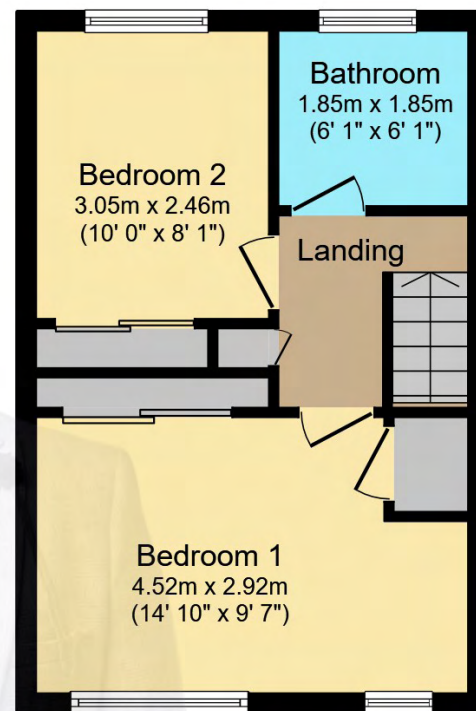
Nathaniel Cleaver - 07793 363210

nathaniel@thepropertyexperts.co.uk



**Ground Floor**

Floor area 44.3 m<sup>2</sup> (477 sq.ft.)



**First Floor**

Floor area 32.0 m<sup>2</sup> (345 sq.ft.)

**TOTAL: 76.3 m<sup>2</sup> (822 sq.ft.)**

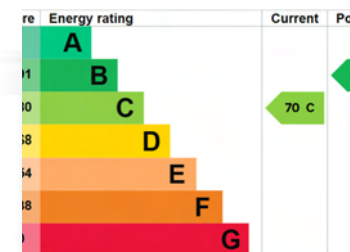
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyHub.co.uk

**Amenities/Distances**

The property is close to all local amenities, schools, parks and within easy walking distance of the main shopping Parade.

**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

---

## 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.





---

# Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

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

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

---

## 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.*



Scan QR code to  
to follow me on  
social media