



Peel Road

WARWICK, CV34 5EJ

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This traditional and very well presented semi detached house is set in a popular area and close to all local amenities, parks, transport links and located in the outstanding Coten End Primary School.

Property at a glance

Traditional semi detached house

Two double bedrooms

Four piece bathroom

Living room

Kitchen / dining area

Driveway parking for two cars

South / West facing rear tiered garden with outbuilding

Close to all local amenities, schools, parks etc.

Loft room

EPC Rating – TBC





In brief the ground floor comprises of; entrance porch, good sized living room with open under the stair's storage area and a lovely kitchen / dining area situated to the rear of the property.

Upstairs there are two good sized double bedrooms, the master benefitting from built in wardrobe space over the stair's and a large modern four piece family bathroom suite.

To the rear of the property is a tasteful landscaped South East facing garden with Indian sandstone paving slabs to the top patio area, it also has a good sized lawned garden area with a fantastic sized outbuilding that could be used for storage or converted to a studio, office, games room or gym / bar, it already has power and lighting and is insulated. The front is a pebble driveway with parking for at least two vehicles.

Further benefits include a fully boarded loft with pull down ladder (this could be converted at a later stage subject to the relevant planning permissions), its gas central heated, double glazed and has high ceilings throughout the property.



“For me there are few properties that come to the market that compare to this property. It is ideal for first timers, investors or a small family.

The Seller's View

"I love the kitchen; it's not overlooked and has enough space for a dining table and chairs where you can sit for breakfast or evening drinks and dinner.

In the summer the patio becomes an extra room too where you can enjoy a BBQ or watching the birds and other wildlife.

It is also very quiet out the back and in fact backs on to a nature reserve."



"My favourite room – The Kitchen"

Services

Main water, gas and electric

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - B.

EPC - TBC.

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

Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 22MB average download speed.

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

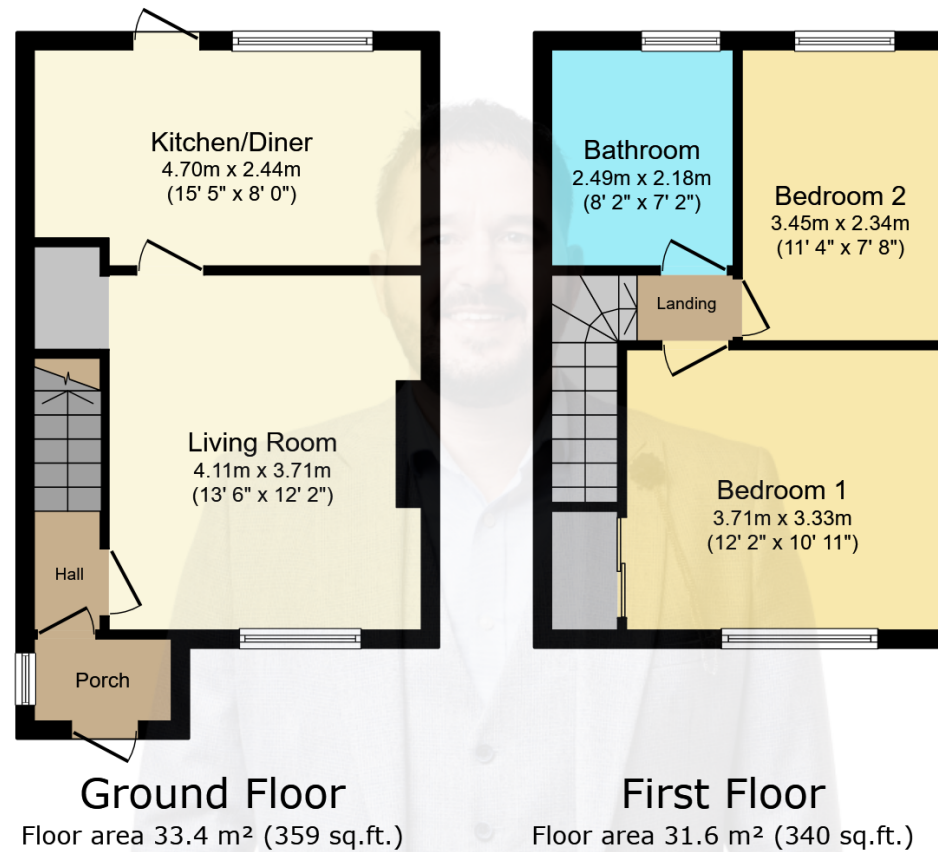
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Viewing Arrangements

Viewing strictly by appointment with sole agent Nathaniel Cleaver - 07793 363210

Amenities/Distances

Close to all local amenities, shops, schools, train station and parks.



TOTAL: 65.0 m² (700 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.

TBC

About the Area

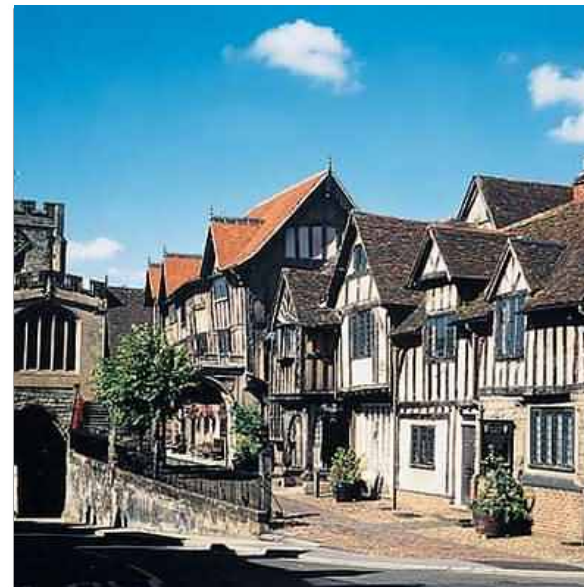
Warwick

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.



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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