



Moorhill Road, Whitnash

LEAMINGTON SPA, CV31 2LG

Nathaniel Cleaver

The **Leamington Spa** Property Expert





This extended four bedroom semi detached family home is set in the popular area of Whitnash and is in a perfect location for school catchments, local amenities, all major transport links, the train station and nice parks and dog walks.

Property at a glance

Extended Semi Detached Family Home

Four Bedrooms

Large Through Lounge Dining Area

Integrated Kitchen / Dining area

Family Bathroom & En Suite To Bedroom Four (Downstairs)

Driveway Parking & Singl Garage To The Side

Enclosed South Facing Rear Garden

Popular Location

Close To all Local Amenities, Schools, Parks etc.

EPC Rating – D





In brief the ground floor consists of; entrance hallway, large through lounge / dining area, extended kitchen / dining space that includes integrated cooker & Hob, fridge freezer, washing machine and dishwasher. The rear of the property has a single storey extension that offers a multi functional room that could be a fourth bedroom, study, games room or studio, there is also an en suite shower room next to it. You also have under the stair's storage space and an internal door leading o the single garage.

Upstairs you have the master bedroom with built in wardrobes, bedroom which is another double bedroom and bedroom three which is a single room, nursery or storage. You also have a family bathroom and loft hatch.

To the rear is a well presented and established South facing garden which has a large patio area, ideal for family BBQ's and parties with a nice lawn area to the rear.

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

Further benefits are the fact it is gas centrally heated throughout, the current owners have replaced all of UPVC double glazing and doors, the rear extension has also been re rendered.

Council Tax Band - D

EPC Rating - D

Tenure - Freehold



“For me this is a fantastic sized family home that offers flexible living accommodation with the extra 4th bedroom and en suite.”

The Seller's View

"We have lived here for the last 8 years and have really enjoyed living here.

We love the South facing rear garden and have had many parties and family BBQ's here.

We also like the 4th bedroom with en suite shower facilities as it offers flexible living, it would be great for a teenager or older relative or it could be used as a games room or studio etc, it really is multi functional."



"Our favourite part – The south facing rear garden"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - D

Viewing Arrangements

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

Property & Services information:

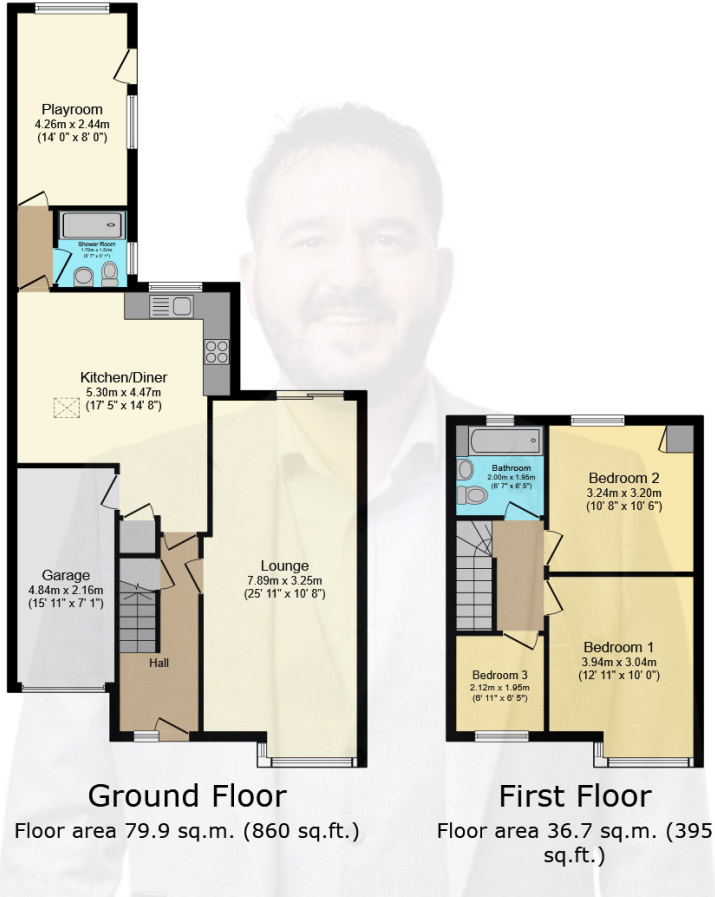
Mobile Coverage: 4G coverage is available in the area - please check with your provider
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

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

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

Amenties/Distances

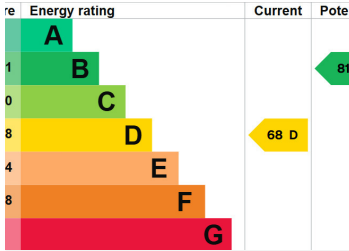
The property is close to all local amenities, shops, schools and parks as well as all transport links..



Total floor area: 116.6 sq.m. (1,255 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.PropertyVox.in

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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. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



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.



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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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