

BELVOIR!

Guide Price £495,000



28 Alderman Way

, Weston Under Wetherley CV33 9GB

Situated in the picturesque village of Weston-under-Wetherley on the outskirts of Leamington Spa, this charming detached house seamlessly blends modern conveniences with the tranquillity of rural living. Set in a quiet cul-de-sac, the property offers easy access to excellent schools, transport links, and local amenities, while its scenic surroundings of fields and countryside provide a perfect balance between rural charm and proximity to town.

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Total Living Area 111.70 square metres / 1,202 square feet (excludes garage)

Ground Floor



First Floor



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ACCOMMODATION

Inside, the ground floor is thoughtfully designed to welcome you with a bright, spacious kitchen featuring dual-aspect windows that fill the room with natural light. The generous living room flows effortlessly into an inviting dining area—ideal for family gatherings. At the rear, a dedicated family room overlooks the garden, offering a private retreat, while a well-appointed study serves as an excellent workspace for those working from home. Additional conveniences include a utility room and a WC.

Upstairs, three generous bedrooms await, including a master suite with an en-suite bathroom, complemented by a stylish family bathroom for the other rooms. Outside, the property features a lovely garden with a patio area perfect for al fresco dining and relaxation, set against a well-maintained lawn. With side access to the garden, a garage, and a driveway providing ample parking and storage, every detail is designed for comfort and convenience.

This home presents an excellent opportunity to enjoy a peaceful rural setting while remaining well-connected to the amenities of Leamington Spa.

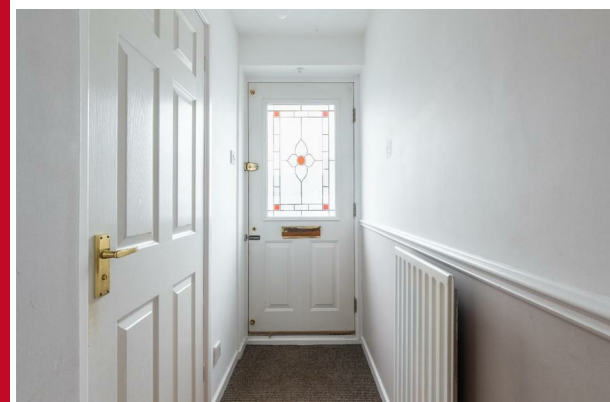
Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you to Thomas Flavell + Sons solicitors or Davisons Law, we may receive a fee of £150, if you use their services.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.