

The logo for Change Homes features a stylized house icon with the letters 'CH' inside, enclosed in a circular arrow. To the right of this icon, the word 'CHANGE' is written in a bold, yellow, sans-serif font, and the word 'HOMES' is written below it in a teal, sans-serif font.

# CHANGE HOMES



12 Soans Drive, Leamington Spa, CV31 1QA

Offers over £270,000





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# 12 Soans Drive

Leamington Spa, CV31 1QA

- Landscaped Garden
- Fantastic Location
- Two Double Bedrooms
- Downstairs WC
- Electric Car Charger Point
- NHBC Warranty
- Modern Throughout
- Parking

**\*\*Two Double Bedrooms, Parking & Landscaped Garden\*\*** Welcome to Soans Drive, Leamington Spa - a charming property that could be your next dream home! This delightful house boasts two spacious double bedrooms, perfect for a growing family or hosting guests. The convenience of parking right at your doorstep ensures you never have to worry about finding a spot after a long day.

The property briefly comprises; entrance hallway, kitchen, WC, open plan living dining room, landing, two bedrooms sharing a family bathroom. Externally there is parking to the front, electric vehicle point and landscaped rear garden with rear access.

Step outside into the beautifully landscaped garden. The downstairs WC adds a touch of practicality to this lovely home, making hosting gatherings a breeze.

The highlight of this property is the open plan living dining room, a versatile space that offers endless possibilities for entertaining or simply relaxing with your loved ones. Whether you're enjoying a cosy night in or hosting a dinner party, this area is sure to impress.

Don't miss out on the opportunity to make this house your own - book a viewing today.



## Entrance Hall

**Kitchen**

9'9 x 5'3 (2.97m x 1.60m)

**WC**

5'8 x 3'8 (1.73m x 1.12m)

**Living Dining Room**

15'1 x 12'7 (4.60m x 3.84m)

**Landing**

**Bedroom 1**

12'7 x 9'2 (3.84m x 2.79m)

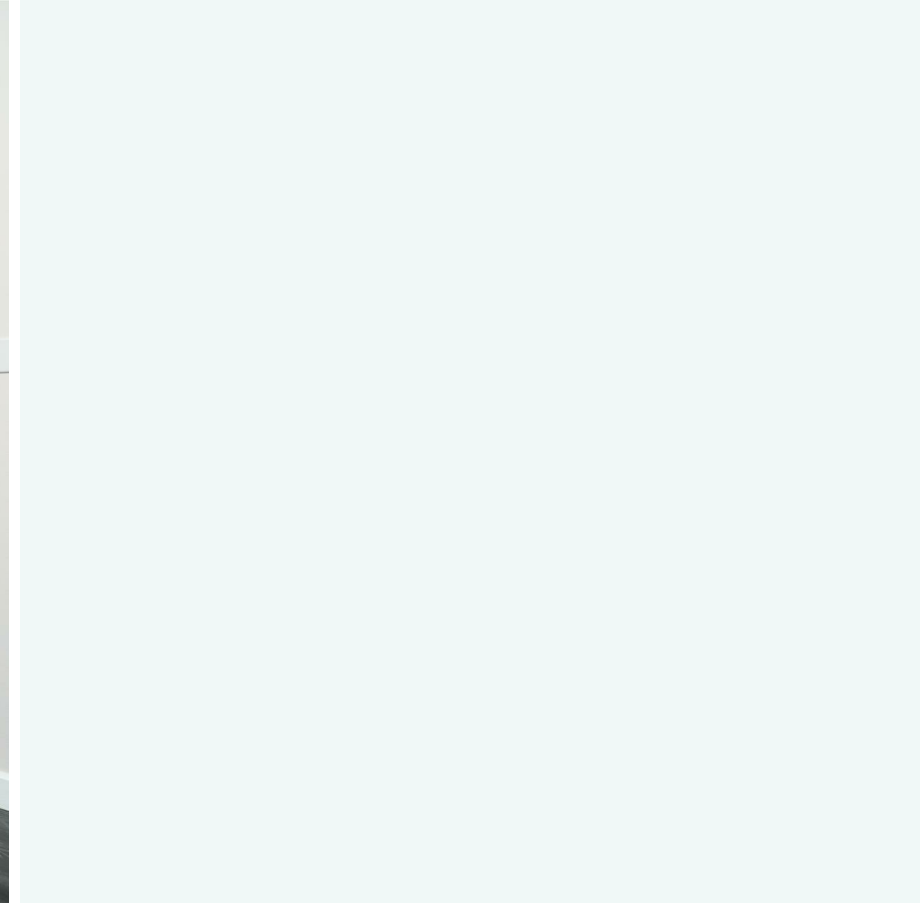
**Bathroom**

7'3 x 5'7 (2.21m x 1.70m )

**Bedroom 2**

12'7 x 8'5 (3.84m x 2.57m)





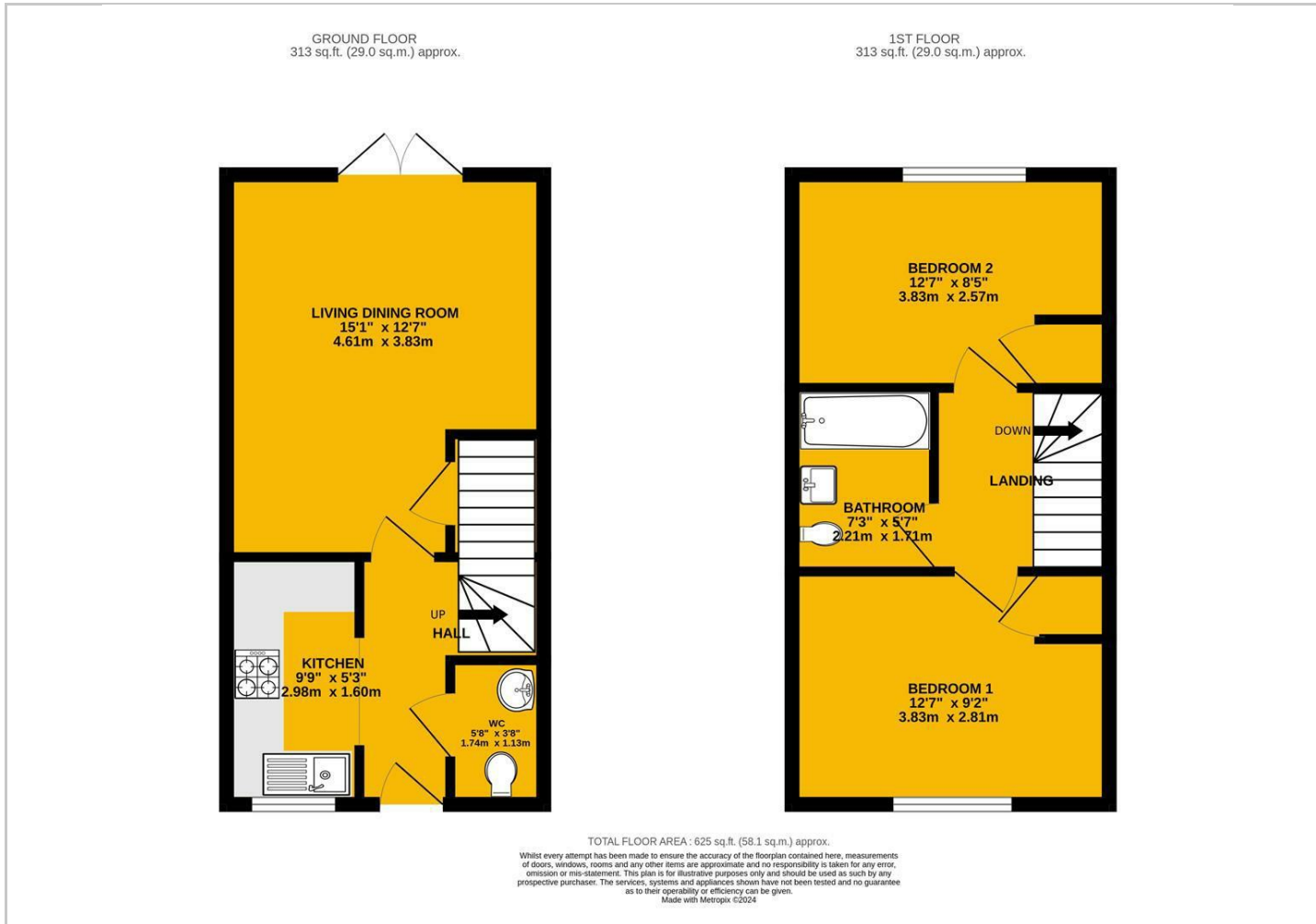
## Directions





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## Floor Plans

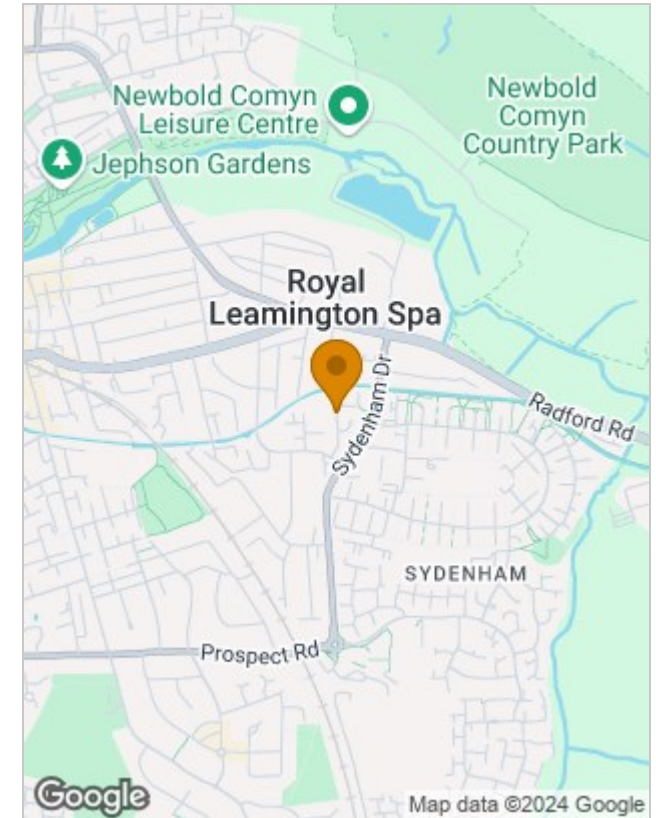


## Viewing

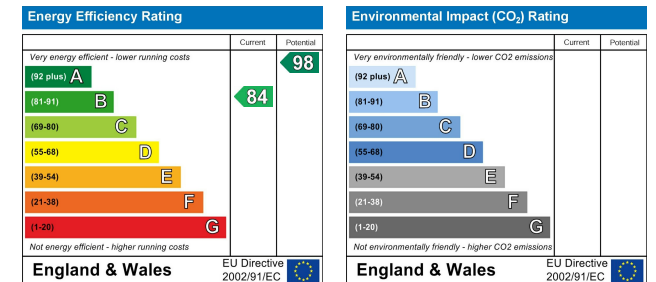
Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



| Estate Agency | Financial Services | New Homes | Legal services |



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726  
70 St Johns Close, Knowle, B93 0NH | info@change-homes.com | www.change-homes.com