



Stirling Avenue, Leamington Spa, CV32 7HN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A well presented semi detached family home situated in a favoured road in this consistently popular north east Leamington Spa location with good local schools and amenities nearby.

The property is presented in super condition and offers spacious accommodation that briefly comprises - Entrance hall, cloakroom/w.c, living room, separate dining room with french doors leading to the rear garden, refitted kitchen leading directly to the large utility room with door leading to the garage/store.

To the first floor there are three bedrooms and a refitted family shower room.

Outside there is driveway to the front and to the rear is a good sized garden being mainly laid to lawn with patio area.

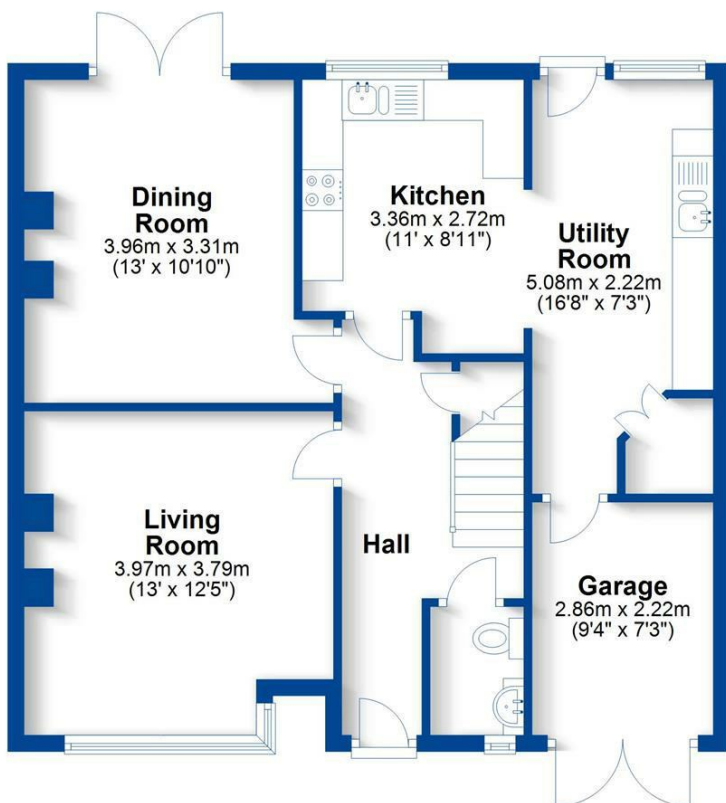
Viewing is highly recommended to appreciate this lovely home.





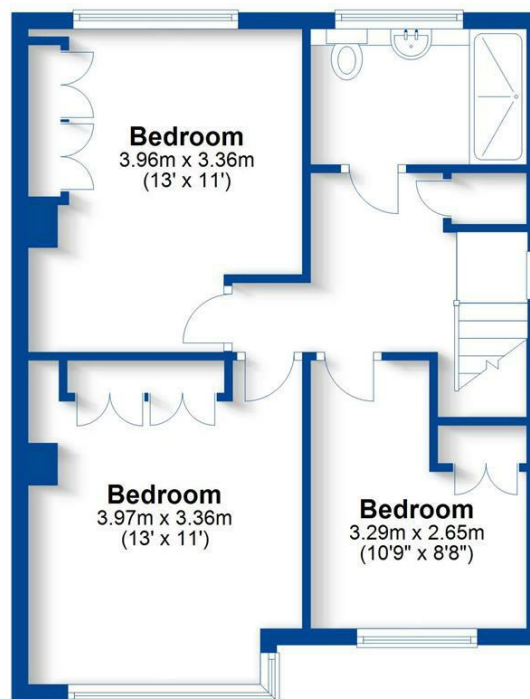
Ground Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



Total area: approx. 113.9 sq. metres (1225.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

Key Features

- Well presented semi detached
- Very sought after location
- Good local schools nearby
- Three bedrooms
- Living room, dining room
- Refitted kitchen and utility
- Refitted shower room
- Large rear garden

Guide Price
£485,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -
Warwick District Council

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