



**Murcott Road West, Leamington Spa, CV31 2LB**

**SHELDON  
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# Property Description

An exceptionally stylish three bedroom terraced family home with driveway parking and garden whilst being positioned in the convenient area of Whitnash within walking distance to local shops.

Internally this super home comprises of an entrance hallway, with a lovely open plan living/dining area giving access to the garden and a modern fitted kitchen, there is also a downstairs cloakroom. On the first floor there are two generous bedrooms and a further single bedroom plus a contemporary styled bathroom.

To the front of the property there is ample off street driveway parking whilst the rear garden is mainly laid to lawn and a small patio section that offers a good degree of privacy.

A viewing is highly recommended to appreciate the finish of this property.







## Key Features

- Superbly presented family home
- Popular residential area
- Close to local shops
- Quiet location
- Good sized garden to the rear
- Generous drive way parking
- Close to local schooling
- Energy rating C

**Guide Price**  
**£320,000**

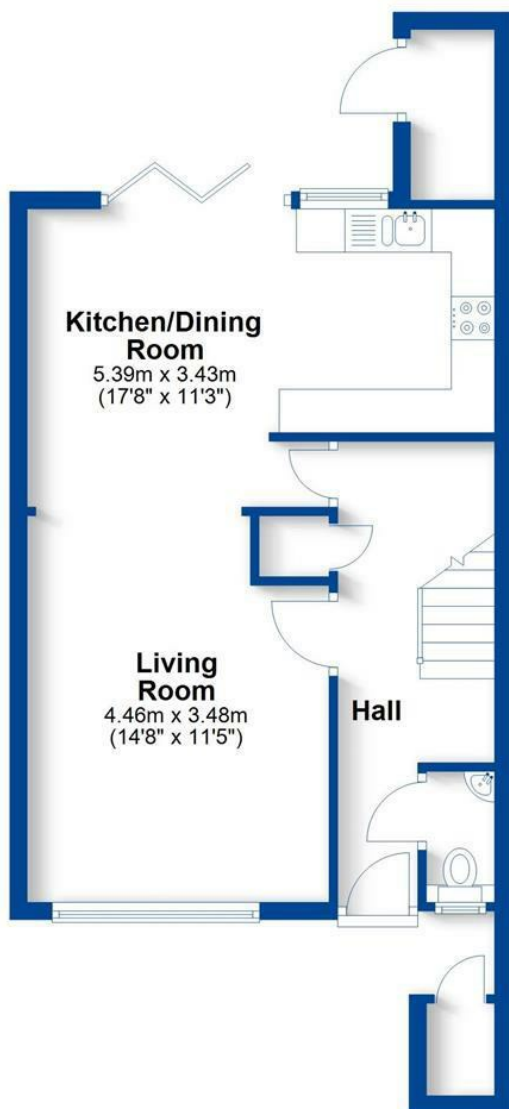






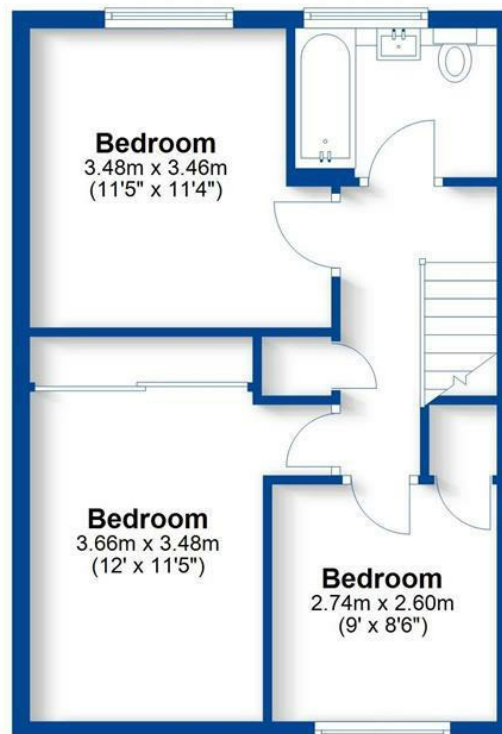
## Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority  
Warwick





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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