



126 Coppice Road, Leamington Spa, CV31 2LT  
Offers Over £250,000

charlesrose.

This beautifully presented semi detached home is located in this ever popular pocket of Whitnash offering easy access to local amenities, close by schooling, the town centre and train station and also the major road network. Having undergone fresh decoration throughout it offers bright and airy accommodation with a welcoming entrance, a breakfast kitchen which leads to the spacious reception room offering ample room for both seating and dining. Large sliding patio doors flood light within. The first floor landing gives way to both double bedrooms and a modern recently fitted family bathroom. Externally the property benefits with a landscaped rear garden which is both private and well stocked with a mix of pebbled areas. Further benefits include a garage en-block and the huge advantage of having no onward chain.

## LOCATION

Coppice Road is conveniently positioned to offer easy access to local amenities including the Shires Retail Park. The town centre of Leamington Spa is a short drive as too is the train station. There are local highly regarded schools close by and the major road networks including M40, A46 and Fosse Way are a short drive away giving great access for those requiring commuting.

## ON THE GROUND FLOOR

**Lobby** 3'11" x 2'5" (1.21m x 0.74m)

With tiled flooring and access to the main front door.

### Entrance Hallway

6'0" x 5'11" (1.84m x 1.81m)

A welcoming and bright entrance hallway with laminate flooring and fresh neutral decor. Stairs rise to the first floor and doors lead off to both the kitchen and reception rooms.

**Breakfast Kitchen** 9'1" x 7'4" (2.77m x 2.24m)

This modern kitchen has an array of wall and base units in a contemporary white gloss finish and offers complementary work surface, tiled splash backs and integrated oven, both, extractor and stand up fridge freezer. There are spaces and plumbing for a washing machine.

### Living / Dining Room

18'11" x 11'6" (5.78m x 3.52m)

This large and airy reception room offers an abundance of reception space with fabulous

light due to the full width patio doors. The flooring runs seamlessly through from the entrance hallway and the decoration matches with the neutral fresh white decor. There is a large cupboard beneath the stairs offering valuable storage. Doors to the rear lead out to the private rear garden.

## ON THE FIRST FLOOR

**Landing** 7'8" x 5'10" (2.34m x 1.78)

With loft access having a pull down ladder. The loft is part boarded for storage too.

**Bedroom One** 11'6" x 11'4" (3.52m x 3.46m)

This large double bedroom is located to the front of the property and offers a spacious double bedroom with fitted storage cupboard, neutral decor and laminate flooring.

**Bedroom Two** 11'6" x 9'1" (3.52m x 2.78m)

A further great sized double bedroom this time with views over the rear garden and mature trees.

**Bathroom** 7'7" x 5'5" (2.32m x 1.66m)

This modern bathroom has been fitted recently and now offers a contemporary suite including bath with shower over, wash hand basin with tiled splash backs, a w/ and a chrome heated towel rail.

## OUTSIDE

### Front

Set well back from the road, there is a lawned front foregarden with pathway leading to the main front door.

### Rear

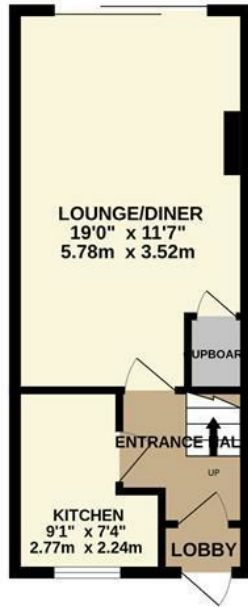
The rear garden is private and secure which has been landscaped with pebbled areas, well stocked borders, mature trees. There is a rear gate which leads to a private alley way of which leads you round to the garage en-block. The garage is the furthest one to the right of the three as you look at them.

**Garage** 16'1" x 8'7" (4.92m x 2.64m)

The garage is located to the rear of the property and accessed via the rear gate. As you look at the selection of garages it is the one set to the far right.



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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