



Canon Young Road | Whitnash | CV31 2QU

Offers over £450,000



KINGSWAY
ESTATE AGENTS

Key features

- Four Double Bedrooms
- No Chain
- Double Story Extension
- Two En-Suites plus Family Bathroom and Downstairs W/C
- EPC Rating: C

Description

Kingsway Estate Agents are excited to bring to the market this spacious, four-bedroom extended semi-detached family house, situated within a popular Whitnash location.

The ground floor briefly consists of two reception rooms leading off the hallway, kitchen/diner, utility room, W/C and a storage room.

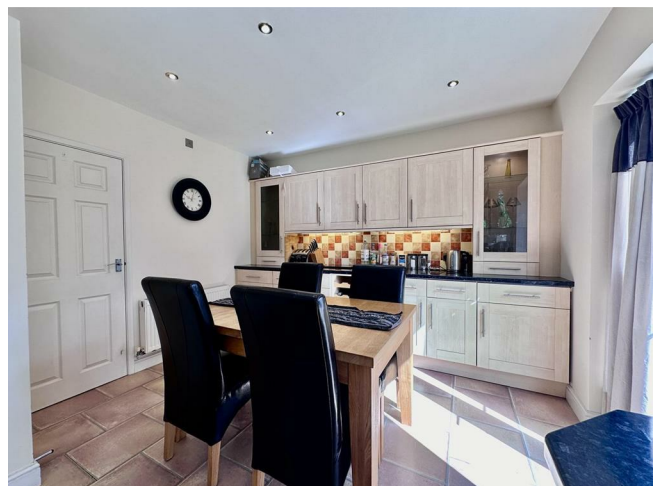
Furthermore to the first floor is a large family bathroom boasting a separate walk in shower and separate bath, principle bedroom with en-suite and a further two good size double bedrooms. Taking us up to the second floor is a fantastic loft extension with a large bedroom and en-suite.

Gas central heating and double glazed windows feature throughout, and also a unique amount of storage space. There is ample paved parking to the front, and a large laid lawn garden to the rear of the property.

Whitnash is a popular residential location lying to the southern suburbs of Leamington Spa and having a useful range of day-to-day amenities and facilities including popular schools, local shops and public transport services. In addition there are good local road links available including those to neighbouring towns and centres and the Midland motorway network, notably the M40, whilst Leamington Spa railway station provides regular rail links to numerous destinations including London and Birmingham.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Living Room
12'11" x 12'0"

Dining Room
11'10" x 10'10"

Kitchen/Breakfast Room
17'7" max x 11'5" max

Utility
8'10" x 6'3"

Storage Room
6'6" x 9'0"

Master Bedroom
17'9" max x 12'2" max

En-Suite
9'2" x 6'4"







Bedroom Two

10'9" x 12'0"

Bedroom Three

12'9" x 15'2"

En-Suite

9'3" x 4'11"

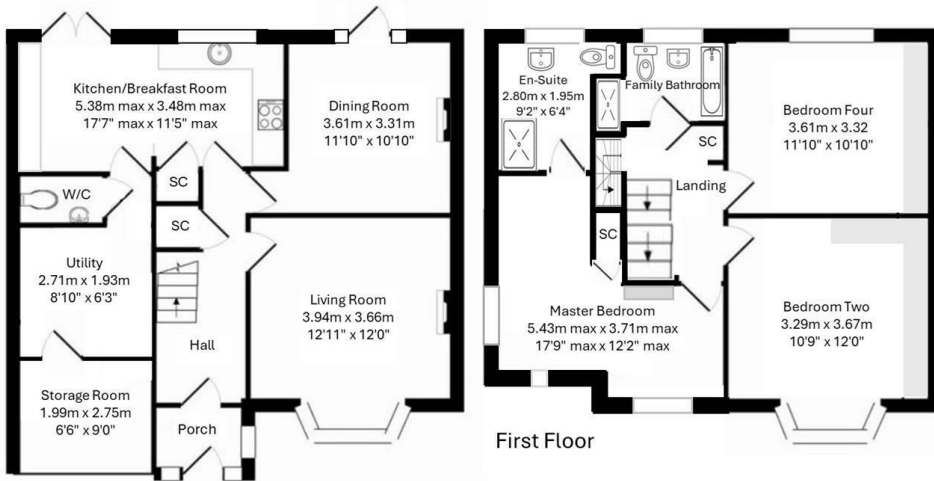
Bedroom Four

11'10" x 10'10"

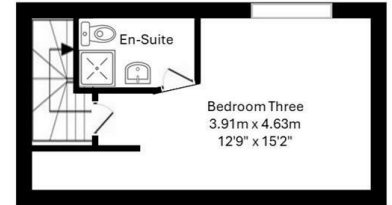
Family Bathroom

8'5" x 5'4"

Floor plans



Ground Floor



Second Floor

Total Floor Area Approx. 160 sq. metres (1,722.23 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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