



3 Wilnecote Grove

Leamington Spa, Warwickshire, CV31 1YR


Spa Estates
— est. 1986 —





















3 Wilnecote Grove

A high specification and fully renovated three-bedroom semi-detached house situated in a quiet cul-de-sac location.

On the ground floor there is a generous living room with bay window leading into a wonderful kitchen diner overlooking the garden. French doors lead into the garden and a converted detached garage with the option to use as a reception room, gym, bedroom or home office.

On the first floor, the home accommodates three bedrooms along with a sleek fully-tiled bathroom furnished with a modern suite.

The property benefits from double glazing throughout and a private landscaped rear garden.

At the front of the property there is substantial off road parking and electric point for vehicle charging.

This would make an ideal family home or first time buy.

Accommodation summary

Ground Floor
Hallway, Lounge, Kitchen / Diner with aluminium French doors leading out to garden. Herringbone LVT flooring throughout.

First Floor
Three bedrooms and family bathroom. Airing cupboard with water tank. Loft access.

Outside
Landscaped block paved front driveways with feature lighting/
Landscaped rear garden with water feature and decked seating area.
Garden room/Gym fully converted with heating and lighting.

Location
Leamington Spa

Services
Mains gas, water, electricity, drainage and telephone.

Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents
Spa Estates on 01926 754080.

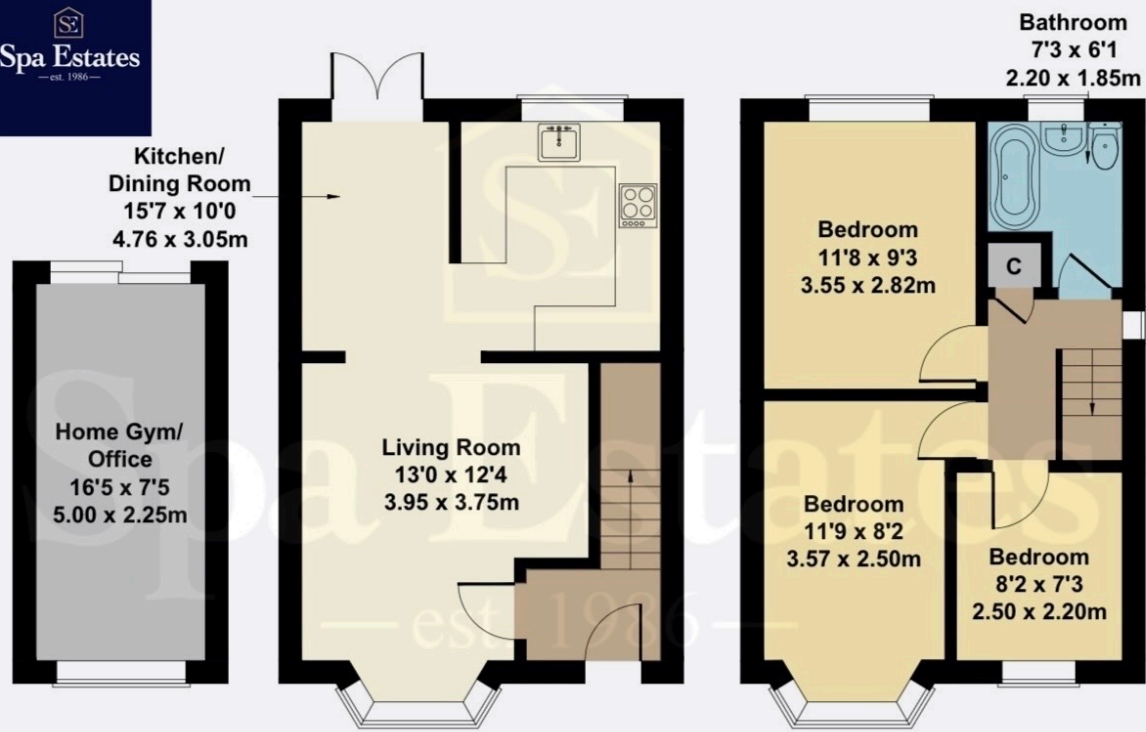
Website
For more information visit
www.spaestates.com











OUTBUILDING GROUND FLOOR FIRST FLOOR

Approximate Gross Internal Area = 81 sq m / 872 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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