



**Connells**

West View Road  
Leamington Spa



## Property Description

This spacious three bedroom semi-detached property with an integral garage is located in a quiet cul-de-sac just off Cubbington Road.

The property is in an ideal location for well-regarded local schools and is close to a range of amenities.

The property offers a wealth of generous accommodation and has been lovingly maintained by the current owner. Briefly comprising a welcoming entrance hall, a living room to the front with doors into the spacious dining room, a conservatory, a kitchen and separate utility as well as a downstairs w/c. To the first floor there are three bedrooms, the master benefitting from fitted wardrobes and a family bathroom with a separate w/c.

Externally the property is approached via a private driveway providing off road parking for several cars as well as a single garage whilst to the rear there is an attractive private garden.

## Approach

Via the driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the lounge and kitchen.

## Lounge

14' 2" x 10' 9" ( 4.32m x 3.28m )

Spacious, light and airy lounge having a

feature fire place, a radiator, a double glazed window to front elevation and sliding doors leading to the dining room.

## Dining Room

11' x 8' 8" ( 3.35m x 2.64m )

Comprising a radiator, a serving hatch to the kitchen and sliding doors leading to the conservatory.

## Conservatory

9' 2" x 6' 5" ( 2.79m x 1.96m )

Having a radiator and patio doors leading to the rear garden.

## Kitchen

10' 4" x 8' 5" ( 3.15m x 2.57m )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is a pantry cupboard, vinyl flooring, a double glazed window to rear elevation, space for appliances and a door to the utility room.

## Utility Room

16' 6" x 7' 2" ( 5.03m x 2.18m )

There is space and plumbing for a washing machine, a radiator, two double glazed windows to rear elevation and doors to the garden, downstairs W/C and the garage.

## Downstairs W/C

Access via the utility room. Fitted with a wash hand basin and a low level W/C.

## First Floor Landing

The stairs lead from the hallway. There is access to the loft, a double glazed window to side elevation and doors to all bedrooms, shower room and separate W/C.

## Bedroom One

13' 4" x 10' 8" ( 4.06m x 3.25m )

Double bedroom having fitted wardrobes and drawers, a radiator and a double glazed window to rear elevation.

## Bedroom Two

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double bedroom having fitted wardrobes, a radiator and a double glazed window to front elevation.

## Bedroom Three

7' 9" x 6' 9" ( 2.36m x 2.06m )

Comprising storage over the stair bulk head, a radiator and a double glazed window to front elevation.

## Shower Room

Fitted with a two piece suite, comprising a wash hand basin, shower cubicle, fully tiled walls, heated towel rail and a double glazed window to rear elevation.

## Separate W/C

Fitted with a wash hand basin, a low level W/C and a double glazed window to side elevation.

## Outside

### Rear Garden

Beautifully maintained, low maintenance garden, being mainly laid to patio and fence enclosed. Comprising a brick-built shed.

### Parking

Driveway providing off road parking for several cars.

### Garage

7' 4" x 15' 9" ( 2.24m x 4.80m )

Integral, single garage with access via the utility room. Having an up and over door, power and light.

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: C**

Tenure: Freehold

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