



**Connells**

Foster Drive  
Radford Semele Leamington Spa

# Foster Drive Radford Semele Leamington Spa CV31 1WT

for sale shared ownership  
**£96,250**



## Property Description

Three bedroom semi-detached family home situated in an ideal position down a private road in a cul-de-sac overlooking green. Sold via the Share Ownership Scheme at a 25% share, this property would make an ideal first time buy or family home! Radford Semele is a popular village location close to local amenities and excellent schools!

Briefly comprising a welcoming entrance hallway with a downstairs W/C, separate living room and open plan kitchen/diner. To the first floor there are three generously sized bedrooms and the family bathroom! Externally there is a driveway to the side providing off road parking for several cars and a good size garden being mainly laid to lawn. This property also benefits from solar panels!

steel, one and a half bowl sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, with space for a fridge freezer and plumbing and space for a washing machine. There is a cupboard housing the gas central heating boiler. Comprising ceiling spotlights, a radiator, a double glazed window to rear elevation and French doors leading to the garden.

## Approach

The property is set back from the road behind the two parking spaces with a pathway to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator, laminate flooring, a double glazed window to front elevation and doors to the downstairs W/C, lounge and kitchen/diner.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator, laminate flooring and a double glazed window to the front elevation.

## Lounge

16' 4" x 10' 6" ( 4.98m x 3.20m )

Light and airy bay-fronted lounge comprising a radiator.

## Kitchen/Diner

9' 8" x 17' 10" ( 2.95m x 5.44m )

Modern kitchen/diner, fitted with grey wall and base units with complementary work surfaces over and upstand, incorporating a stainless





## First Floor Landing

The stairs lead from the hallway. Having an airing cupboard, loft access and a double glazed window to side elevation. With doors to all bedrooms and the family bathroom.

## Bedroom One

11' 4" x 10' 9" ( 3.45m x 3.28m )

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

## Bedroom Two

10' 9" x 12' 9" ( 3.28m x 3.89m )

Double bedroom having a radiator, a television point and a double glazed window to rear elevation.

## Bedroom Three

8' 8" x 7' 9" ( 2.64m x 2.36m )

Having a radiator and a double glazed window to front elevation.

## Bathroom

Modern white three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a shaver point, a radiator and a double glazed window to rear elevation.

## Outside

## Rear Garden

Generously sized garden being mainly laid to lawn and fence enclosed. Comprising a patio area and gated side access.

## Parking

Driveway providing off road parking for three cars in tandem.

## Lease Details

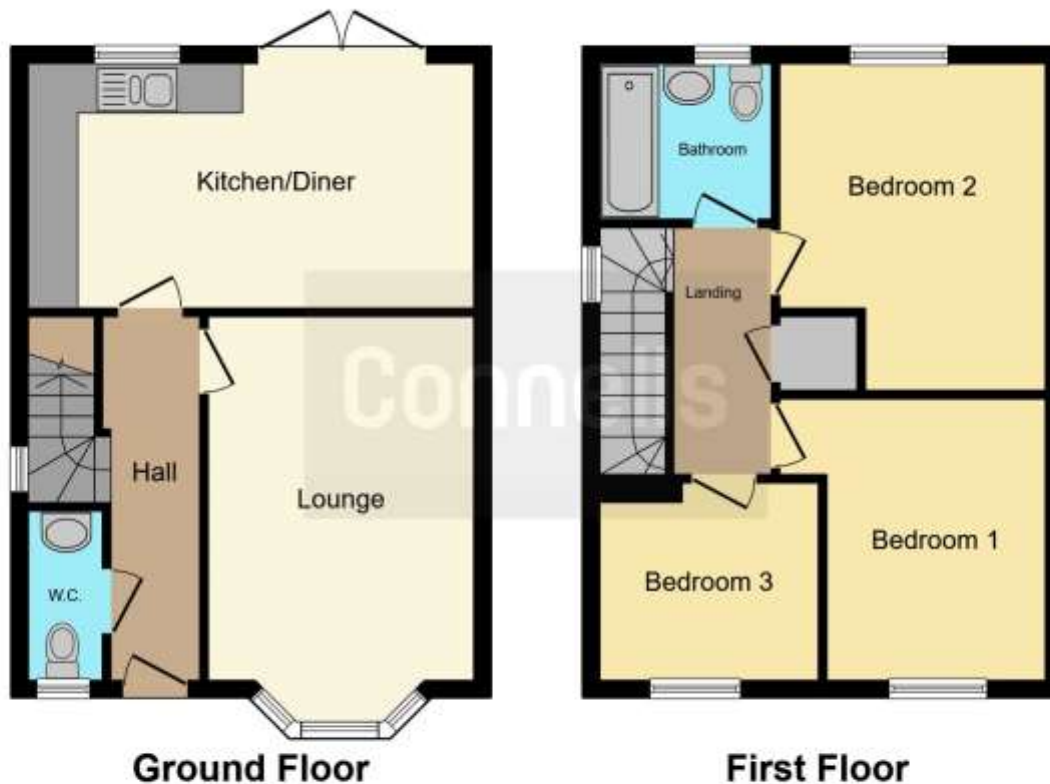
The property is being sold at a 25% share as part of the shared ownership scheme.

The lease term is 125 years from 10th October 2022 and the current monthly rent on the remaining 75% is £605.92. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

## Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details





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

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**EPC Rating: A**

**view this property online [connells.co.uk/Property/SPA313868](http://connells.co.uk/Property/SPA313868)**

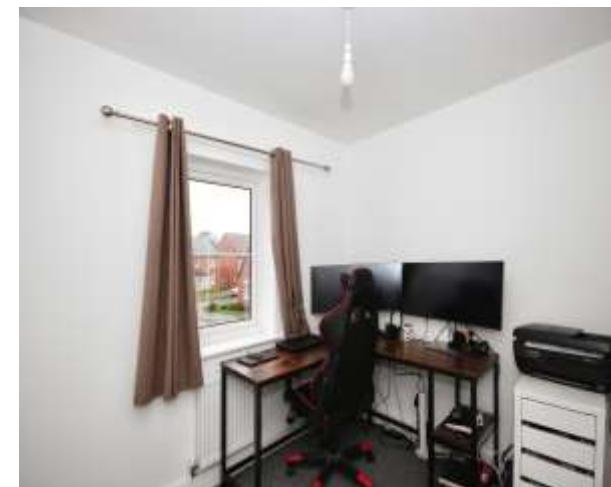
This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Oct 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SPA313868 - 0003



Tenure: Leasehold

