



Connells

Weilerswist Drive
Whitnash Leamington Spa

Weilerswist Drive Whitnash Leamington Spa CV31 2TD

for sale offers over
£300,000



Property Description

This originally AC Lloyd built home located in Whitnash has been lovingly owned and extremely well maintained and improved. Located just off Heathcote Lane, it is positioned within lots of local amenities including a One-Stop convenience shop, Post Office, Pharmacy, Barber shop, fish and chip shop and a popular coffee station. The popular Heathcote Inn Pub is located within a very reasonable walking distance and the area is within a easy reach of the M40 and great for access into the Town Centre. The development has it's own park, with a small play area for children and makes a lovely short walk for sunny days with the dogs! The property is also within walking distance to Acre Close playing field, which has a children's play area, football field and community hall.

A truly lovely home, ideal for a first time buyer or small family or perhaps if you're looking to downsize!

Positioned at the end of the quiet and private cul-de-sac, Weilerswist Drive you'll find this wonderful two double bedroom end of terrace property. We strongly recommend viewing this property! Built around the year 2000, the property offers modern layout without the hustle and bustle of a large development.

storage cupboard, a feature gas fire place, laminate flooring. a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

14' 5" x 9' 3" max (4.39m x 2.82m max)

Modern kitchen fitted with wall and base units with complementary Quartz work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; a double electric oven, gas hob with cooker hood over, a dishwasher, a washing machine and a fridge/freezer. Comprising laminate flooring, a radiator, a double glazed window to rear elevation and French doors leading to the garden.



Approach

Via front garden with pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and a door to the lounge.

Lounge

13' 6" x 11' 2" (4.11m x 3.40m)

Light and airy lounge having an understairs

First Floor Landing

The stairs lead from the hallway. There is access to the loft which is partly boarded, an airing cupboard housing the hot water tank. With doors to both bedrooms and the shower room.

Bedroom One

12' 4" x 9' 4" (3.76m x 2.84m)

Double bedroom having fitted and built-in wardrobes, a cupboard over the stair bulk head, a radiator, vinyl flooring and a double glazed window to front elevation.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)

Double bedroom having laminate flooring and a double glazed window to rear elevation.

Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle with rain head shower and a low level W/C. Having an LED mirror with storage, fully tiled walls, a chrome heated towel rail, LVT flooring and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained professionally landscaped garden, with private side access.

Parking

There are two parking space to the front of the property. With pebbled area providing additional parking.





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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: Awaited

view this property online connells.co.uk/Property/SPA314034



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314034 - 0004