



Connells

Valley Road
Lillington Leamington Spa

Valley Road Lillington Leamington Spa CV32 7SJ

for sale
£400,000



Property Description

Occupying a desirable large corner plot in a highly sought-after and convenient location in North Leamington Spa, this spacious three-bedroom semi-detached family home offers excellent potential and generous accommodation throughout.

The property is set back from the road with a large driveway and front garden, providing access to the garage and a pathway leading to the front door. Stepping inside, you are welcomed by a useful entrance porch and entrance hall, leading to a bright and spacious lounge with doors opening onto the garden. There is also a separate dining room, fitted kitchen, and a particularly generous utility room with access to both the garden and the garage.

To the first floor, there are three good-sized bedrooms together with a family shower room.

Externally, the property boasts a mature rear garden, mainly laid to lawn with established shrubs to the borders and a side gate leading to the front driveway.

Whilst the property would benefit from some updating, it presents an excellent opportunity for buyers to modernise to their own taste, with further scope to extend subject to planning permission.

Approach

Via a driveway having side access to the garden and a pathway and lawned front garden which leads to the entrance porch.

Entrance Porch

With a door leading to;

Entrance Hallway

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

Kitchen

9' 8" max x 9' 4" max (2.95m max x 2.84m max)

Fitted with wall and base unit and work surfaces over with tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white goods and housing the wall mounted central heating boiler. With a radiator and a double glazed window to rear elevation and a door leading to the utility room.

Lounge

23' 8" max x 14' 4" max (7.21m max x 4.37m max)

Generously sized, light and airy lounge consisting of; a gas feature fire place, three radiators, two double glazed windows to front elevation, a television point and sliding patio doors leading to the garden.

Dining Room

17' 3" max x 11' 3" max (5.26m max x 3.43m max)

Having a radiator, two double glazed windows to front elevation and a door to the utility room.

Utility Room

10' x 8' 5" (3.05m x 2.57m)

Providing space for appliances/white goods, with doors to the rear and to the garage.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, access to the boarded loft via ladder and doors to all bedrooms and the shower room.

Bedroom One

11' 1" max x 13' 9" max (3.38m max x 4.19m max)

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

Bedroom Two

9' 6" x 11' 2" (2.90m x 3.40m)

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

Bedroom Three

9' 1" max x 9' 4" max (2.77m max x 2.84m max)

Comprising fitted wardrobes, a radiator and a double glazed window to front elevation.

Shower Room

Three piece suite, fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and a double glazed window to rear elevation.

Outside

Front Garden

Well-maintained front garden being mainly laid to lawn.

Rear Garden

Good size, private garden being mainly laid to lawn and fence enclosed, with gated side access.

Parking

Off road parking for three cars.

Garage

22' 9" x 11' 2" (6.93m x 3.40m)

Having power, light and an electric roller door. With access to the downstairs cloakroom.

Downstairs Cloakroom

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

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

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

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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