



Connells

Westgrove Terrace
Leamington Spa



Property Description

Charming Victorian end terrace in a secluded location!

Tucked away at the end of a private road, this delightful Victorian end terrace home offers a perfect blend of period character and modern convenience. Boasting a secluded setting, the property features a wealth of original character details, making it a truly special home.

The accommodation includes:

Inviting lounge with a built in window seat, perfect for relaxing and enjoying garden views.

Separate dining room with fitted cupboards providing excellent storage and a warm welcoming space for entertaining.

Well planned kitchen, separate from the dining room offering functionality and scope for personalisation.

Upstairs the first floor offers two generously sized double bedrooms and a modern, stylish bathroom.

Outside the property enjoys a lawned front garden, adding to its curb appeal and a private rear courtyard, ideal for outdoor dining or relaxation. Communal off road parking is also available a rare feature for a home of this type.

This home is perfect for buyers seeking charm, privacy and practicality in an attractive, tucked away location.

Approach

The property is set back behind the generous lawned fore garden adding to the properties curb appeal with planted borders and a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, wood flooring and a doors leading into the lounge and dining room.

Lounge

13' 8" into bay x 9' 6" (4.17m into bay x 2.90m)

Spacious, bay-fronted lounge consisting of a feature fire place, fitted cupboard to the alcove, a radiator, ceiling spotlights and double glazed bay window with fitted shutters and window seat looking out over the front garden.

Dining Room

12' 11" x 9' 6" max (3.94m x 2.90m max)

Having a feature fire place, wooden flooring, fitted storage into the alcove, a radiator and a double glazed window to rear elevation and a door into the kitchen.

Kitchen

6' 8" x 10' 2" (2.03m x 3.10m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Providing space for appliances and comprising an under stairs cupboard, a

double glazed window to side elevation and a door to the garden.

First Floor

Landing

The stairs lead from the hallway. There is access to the fully boarded loft via a ladder, with doors to both bedrooms and the family bathroom.

Bedroom One

11' 7" x 12' 4" into alcove (3.53m x 3.76m into alcove)

Double bedroom benefitting from two fitted wardrobes, a radiator and a double glazed window to front elevation with fitted shutters.

Bedroom Two

12' 10" x 7' 3" max into alcove (3.91m x 2.21m max into alcove)

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

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, two radiators, a double glazed window to rear elevation and a cupboard housing the central heating boiler.

Outside

Rear Garden

To the rear is a private paved courtyard garden being wall enclosed with gated rear access, A beautiful space to enjoy outdoor dining with mature planted borders.

Parking

Communal off road parking available.

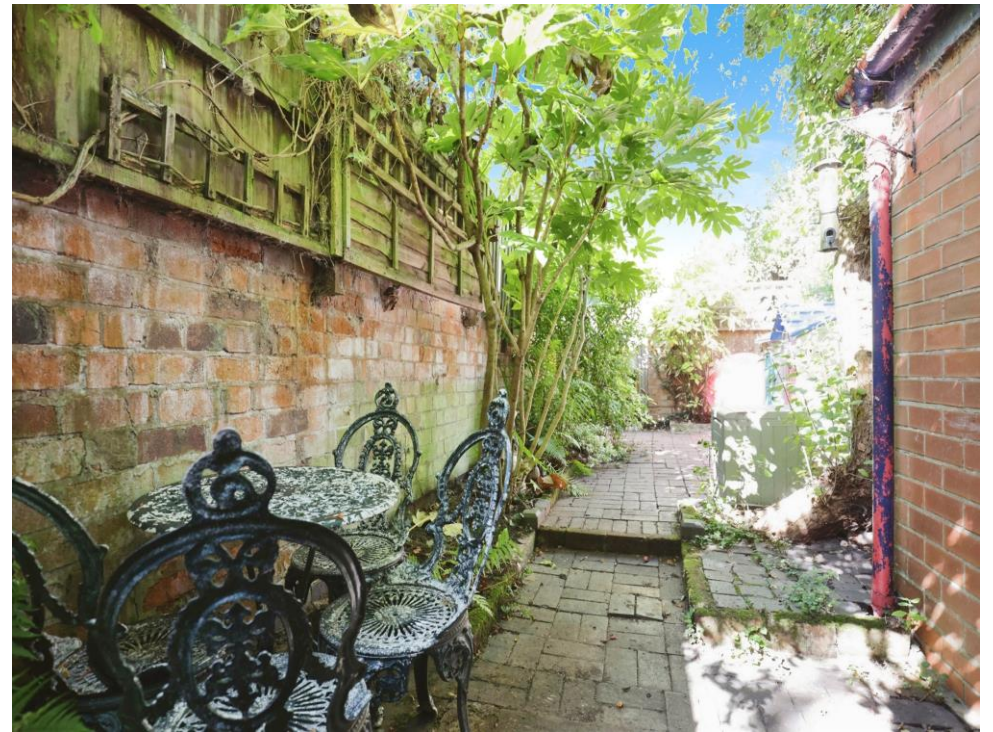
Seller's Comments

We have loved living here on Westgrove Terrace. The terrace is such a friendly and welcoming place to live, and the house itself is peaceful and cosy and in such a great location. We're really going to miss living here!

Agent's Note

We advise the property is situated at the end of a private road which is not adopted by the local authority.









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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: SPA313909 - 0004