



Connells

Foster Drive
Radford Semele Leamington Spa

Foster Drive Radford Semele Leamington Spa CV31 1WT

for sale shared ownership
£96,250



Property Description

This beautifully presented three-bedroom semi-detached home is perfectly positioned down a private cul-de-sac, overlooking a pleasant green. Offered for sale via the Shared Ownership Scheme at a 25% share, it provides an excellent opportunity to get onto the property ladder in the sought-after village of Radford Semele - known for its friendly community, local amenities, and excellent schools.

The accommodation comprises a welcoming entrance hallway with a convenient downstairs W/C, a bright and spacious living room, and a modern open-plan kitchen/diner - perfect for family meals and entertaining.

Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom.

Outside, the property benefits from a driveway to the side providing off-road parking for multiple vehicles and a good-sized rear garden mainly laid to lawn - ideal for children and outdoor gatherings. The home also features solar panels, offering energy efficiency and reduced running costs.

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, a radiator, laminate flooring, a double glazed window to front elevation and doors to the downstairs W/C, lounge and kitchen/diner.

Downstairs Cloakroom

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

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" max x 8' 8" min (3.45m max x 2.64m min)

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

Bedroom Two

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

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

Bedroom Three

7' 9" max x 8' 7" max (2.36m max x 2.62m max)

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, laminate flooring, ceiling spotlights, a shaver point, a radiator, extractor fan 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 and an EV charger.

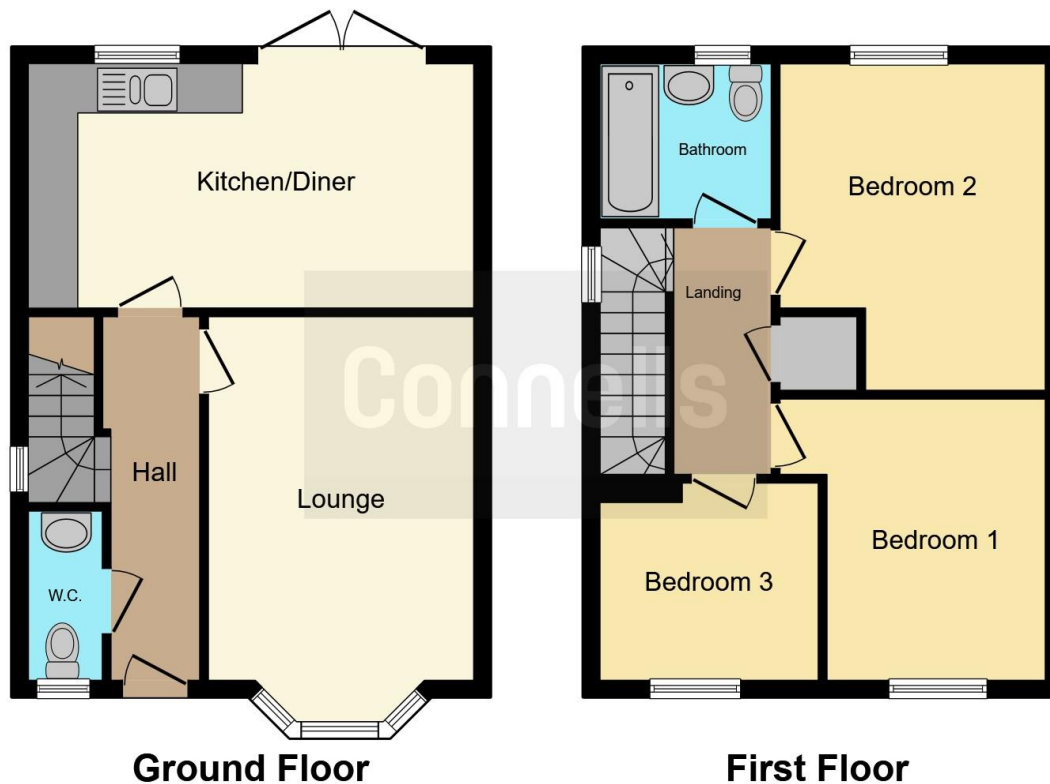
Lease/Shared Ownership Info

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.





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

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: A

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314841

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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