



**Connells**

O'donnell Road  
Whitnash Leamington Spa



## Property Description

A well presented three double bedroom, three story townhouse located on the popular Mallory Grange development in Whitnash set within a great catchment area for several good schools.

Ideally positioned overlooking a pleasant green area, this modern home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge, a downstairs cloakroom and a contemporary kitchen diner ideal for family living.

To the first floor are two well proportioned double bedrooms and a modern family bathroom. Occupying the second floor is the master bedroom complete with an ensuite shower room, providing a private and peaceful retreat.

Outside the property benefits from a tandem driveway providing off road parking for two vehicles as well as an EV charging point. To the rear is the landscaped garden, offering an attractive low maintenance outdoor space.



### Inner Hallway

With stairs rising to the first floor and doors to the downstairs cloakroom and the kitchen.

### Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a radiator.

### Kitchen Dining Room

8' 8" x 11' 8" ( 2.64m x 3.56m )

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel, sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washer/dryer, slimline dishwasher and a fridge/freezer. Housing the central heating gas boiler and comprising a radiator, a double glazed window to rear elevation and French doors leading to the garden.

### Entrance Hallway

Welcoming entrance hallway with a radiator and a door leading into the lounge.

### Lounge

14' 8" x 11' 8" ( 4.47m x 3.56m )

Spacious, light and airy lounge consisting of an under stairs storage cupboard, a radiator, a double glazed window to front elevation and a door to the inner hallway.

## First Floor Landing

Stairs led from the hallway comprising a radiator and doors off to two double bedrooms and the family bathroom.

## Bedroom Two

10' 6" max into alcove x 11' 8" ( 3.20m max into alcove x 3.56m )

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

## Bedroom Three

11' 9" x 8' 9" max ( 3.58m x 2.67m max )

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

## Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and electric shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

## Second Floor Landing

Comprising storage cupboard and a door to the master suite.

## Master Bedroom

16' 2" into dormer x 8' 4" ( 4.93m into dormer x 2.54m )

Double bedroom comprising, a radiator, loft hatch, a double glazed dormer window to front elevation and a door to;

## En-Suite

White three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a radiator, an extractor fan and a skylight to rear elevation.

## Outside

### Rear Garden

Beautifully maintained, landscaped garden being mainly laid to lawn and fence enclosed, with a patio area and gated side access.

### Parking

Driveway providing off road parking for two cars in tandem to the side of the property. Benefiting from an EV charging point.

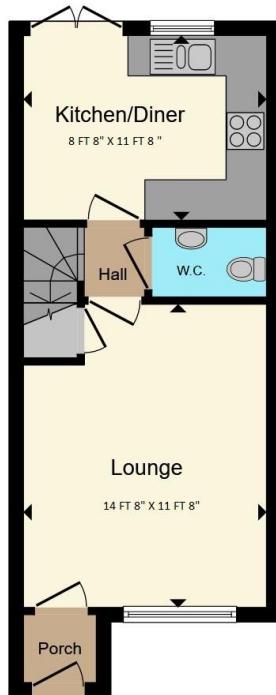
### Agent's Note

We understand from our sellers that there is an annual management fee of £275.00.

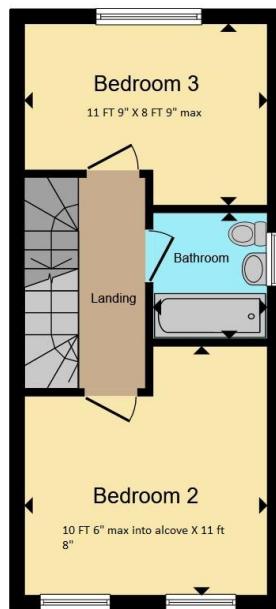








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 83.3 m<sup>2</sup> (897 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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