



Connells

Willes Road
Leamington Spa



Property Description

A fantastic opportunity to acquire this 4 bed period property on one of Leamington's most sought after roads. The property is just a short distance from the town centre, Jephson Gardens, Newbold Comyn and the train station.

The well-proportioned property has a lovely charm and offers an abundance of character features throughout. Briefly comprises a welcoming entrance hallway, a generous sized living room to the front of the property, a dining room, separate kitchen a downstairs W/C, four double bedrooms, a family bathroom and a very generous rear garden. The property also includes a double garage and a cellar with ample storage space, with the added benefit of solar panels.

This unique home with a wealth of original features is perfect for a buyer wanting to put their own stamp on.

Approach

Via fore-garden with a pathway leading to the front door.

Entrance Porch

Comprising a window to side elevation and doors to the garage and entrance hallway.

Entrance Hallway

Generous entrance hallway with stairs rising to the first floor, a radiator. There are doors to the downstairs W/C, lounge, dining room, kitchen and rear garden.

Lounge

24' x 16' (7.32m x 4.88m)

Bay-fronted spacious lounge having a feature fire place, solid wood flooring, two radiators and a window to side elevation.

Downstairs W/C

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

Dining Room

17' 10" x 15' (5.44m x 4.57m)

Comprising a feature fire place, a radiator and a window to front elevation.

Kitchen

13' x 13' (3.96m x 3.96m)

Fitted with wall and base units with complimentary work surfaces over, incorporating a sink and drainer unit. There is space for a Range Master and a fridge/freezer, a radiator and a window to rear elevation.

First Floor Landing

The stairs lead from the hallway. A split landing with a door to bedroom four/study and stairs up to the second landing.

Bedroom Four/Study

16' x 20' 11" (4.88m x 6.38m)

Double bedroom comprising two radiators, wood flooring and windows to side elevations.

Second Landing

There is a radiator and doors to bedrooms one, two and three and the family bathroom.

Bedroom One

Generously sized double bedroom benefitting from fitted storage, a radiator, a feature fire place and window to front elevation.

Bedroom Two

16' x 13' 1" (4.88m x 3.99m)

Bay-fronted double bedroom comprising wood flooring and a radiator.

Bedroom Three

12' x 9' 1" (3.66m x 2.77m)

Double bedroom comprising a radiator and a window to side elevation.

Bathroom

Fitted with a four piece suite, comprising a wash hand basin, free standing bath, separate shower and high level W/C. There is built-in storage, a radiator and a window to side elevation.

Outside

Rear Garden

Generous and beautifully maintained garden being mainly laid to lawn and wall enclosed. Comprising planted borders, a patio area and access to both the garage and cellar.

Cellar

Housing the central heating boiler and offering ample storage space.

Parking

Parking located in front of the garage.

Garage

21' x 16' 1" (6.40m x 4.90m)

Double garage with an up and over door, an electric car charger and space for a washing machine.

Agent's Note

We understand from our seller that the property benefits from an electric car charging point and solar panels which are owned outright and will be included as part of the sale. They approx. generate £2,000 per annum.









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: C

Tenure: Freehold

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