



Connells

St. Michaels Close
Weston Under Wetherley Leamington Spa



Property Description

This beautifully presented three bedroom home is situated in a cul-de-sac location within Weston Under Wetherley which is a rural village in the North East of Leamington Spa.

The property is ideal for anyone looking to escape the busy town centre living and enjoys the countryside and is available for sale with no chain.

In brief, the this home comprises; ground floor with welcoming entrance hallway, light and airy lounge, generous kitchen, utility room and downstairs W/c.

On the first floor there are three bedrooms and the family bathroom.

Benefitting from a beautifully maintained rear garden with countryside views.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising laminate flooring, a double glazed window to front elevation and doors to the lounge and kitchen/diner.

Lounge

15' 3" x 9' 10" (4.65m x 3.00m)

Spacious, light and airy lounge. There is a wood burning fire, television point, laminate flooring, a radiator, double glazed window to front elevation and double doors to the entrance hallway.

Kitchen/Diner

22' x 9' 9" (6.71m x 2.97m)

Fitted with wall and base units with complimentary work surfaces over, incorporating a one and a half porcelain sink. There is an eye-level, double electric oven, gas hob with cooker hood over and space for a dishwasher and fridge/freezer. Comprising tiled flooring, two radiators, two double glazed windows to rear elevation and a door to;

Wash Room

9' 1" x 5' 6" (2.77m x 1.68m)

Downstairs W/C

Comprising a low level W/C and a double glazed window to side elevation.

Utility Room

11' 6" x 6' 9" (3.51m x 2.06m)

The central heating boiler is situated in the utility room. There is a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. Comprising laminate flooring, a radiator and doors to all bedrooms and the family bathroom.

Bedroom One

11' 5" x 10' (3.48m x 3.05m)

Double bedroom benefitting from two built-in walk-in wardrobes, a radiator, laminate flooring and a double glazed window to rear elevation.

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)

Double bedroom comprising a television point, a radiator, laminate flooring and a double glazed window to front elevation.

Bedroom Three

10' 5" max x 6' 9" (3.17m max x 2.06m)

Having a built-in cupboard over the stairs, a telephone point, a radiator, laminate flooring and a double glazed window to front elevation.

Bathroom

Fitted with a white three piece suite. Comprising a wash hand basin, P shaped bath with drencher shower over, low level W/C, heated towel rail, tiled flooring and fully tiled walls. There are ceiling spotlights, an extractor fan and a double glazed window to rear elevation.

Outside

Front Of The Property

There is access from the front down to a side passage leading into the utility room.

Rear Garden

Well maintained garden which is mainly laid to lawn and fence enclosed. There are patio and pebbled areas as well gated access with countryside views.

Parking

On street.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

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