



4 Cherry Blossom Grove

Leamington Spa CV31 2RT

Guide Price £260,000

4 Cherry Blossom Grove

Whitnash

This well presented modern semi detached property is located on a quiet cul de sac within the ever popular pocket of Whitnash just south of Leamington Spa town centre. It is positioned conveniently for easy access to local amenities, the town centre and train station alike. Upon arrival you will see the front garden, driveway and access to the garage and storm porch. Internally the entrance hallway gives way to the breakfast kitchen to the front, a well proportioned living / dining room to the rear with doors out to the gardens. The first floor offers two double bedrooms and a family bathroom set between. To the rear access via the reception room is a good sized private garden with paving and lawn together with side access to the front and in to the garage.

LOCATION

Cherry Blossom Grove sits within Whitnash of which is a residential area lying to the south of Leamington Spa and being well catered for with its own range of local facilities and amenities. These include local schools, shopping facilities and doctors' surgery/medical centre. There are good local road links available to neighbouring towns and centres as well as easy access to Leamington Spa town centre with its wide array of independent retailers, bars, restaurants and popular parks. Leamington Spa railway station provides regular rail links to numerous destinations.

ON THE GROUND FLOOR

Storm Porch

With space for coats and shoes and giving access to the main front door and entrance hallway.

Entrance Hallway

1.85m x 1.81m (6'0" x 5'11")
With stairs rising to the first floor, laminate flooring and doors in to the kitchen and also living / dining room.

Breakfast Kitchen

2.78m x 2.17m (9'1" x 7'1")
This well presented kitchen has a collection of painted timber eye level and base units with complimentary work surfaces, tiled splash backs and inset sink. There are no appliances integrated however there are spaces for oven, fridge / freezer and washing machine and and tile effect vinyl flooring.

Living / Dining Room

5.77m x 3.56m (18'11" x 11'8")
This well proportioned reception room is located to the rear of the property and benefits with both the size on offer together with having sliding doors leading out

to the gardens. There is an electric fireplace with surround and hearth.

ON THE FIRST FLOOR

Landing

2.44m x 1.75m (8'0" x 5'8")
With access to the airing cupboard housing the combination boiler and also loft hatch. Doors lead to all rooms on this level.

Bedroom One

3.54m x 3.46m (11'7" x 11'4")
Located to the front aspect is this good sized double bedroom with handy fitted wardrobes.

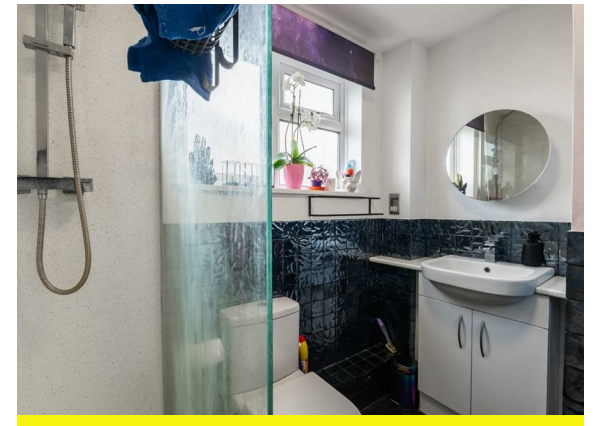
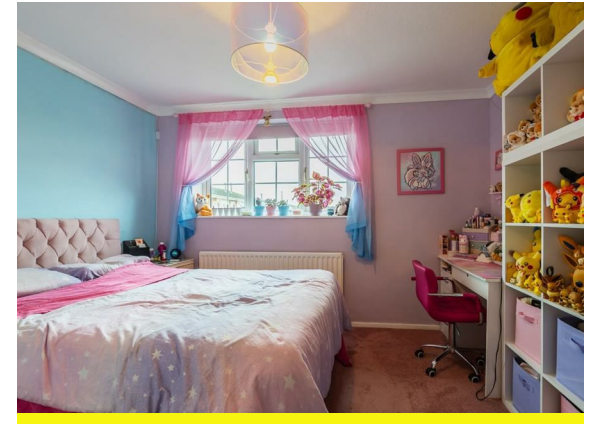
Bedroom Two

3.50m x 2.69m (11'5" x 8'9")
A further good sized double bedroom currently set up as a fully functioning home office.

Features

- Semi Detached Property
- Conveniently Positioned
- Quiet Cul De Sac Position
- Large Reception Room
- Two Double Bedrooms
- Driveway & Garage
- Private Rear Garden
- Close to Town and Train Station





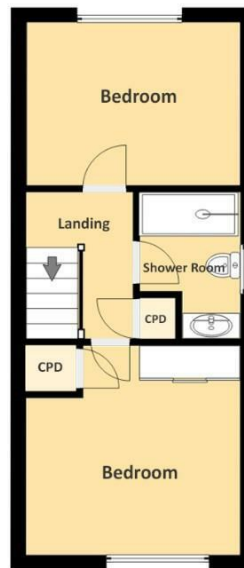
Floorplan

Internal Living Area 674sq ft / 62.64m²

GROUND FLOOR



FIRST FLOOR



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General Information

Tenure

Freehold

Fixtures & Fittings

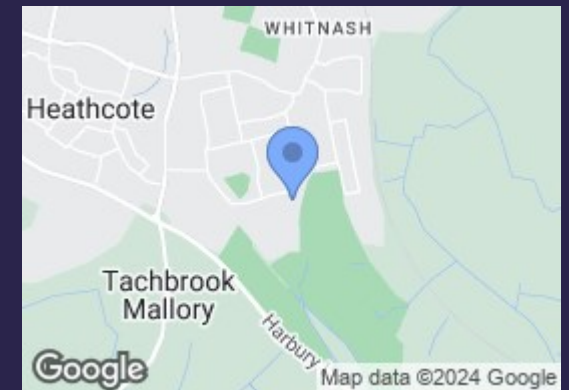
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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