



70 Coppice Road
Leamington Spa **CV31 2JB**
Guide Price £379,500

70 Coppice Road

Whitnash

This extended semi-detached house forms an ideal family home within a particularly popular Whitnash location, just a short walk from St Margaret's Primary School. Having benefited from a single storey extension to the rear, the property features an enlarged open plan lounge/dining space, whilst the kitchen has been re-fitted with an attractive range of light grey units. There is also a useful office/study and shower room to the ground floor. On the first floor the three bedrooms and family bathroom are complimented externally by off-road parking for two cars to the front, an adjoining garage and a particularly generous rear garden which has been landscaped with patio areas and raised sleeper-edged borders. Overall this is an ideal family home, well placed for local amenities in the Whitnash area.

LOCATION

Coppice Road lies within the heart of Whitnash, a little over two miles south of central Leamington Spa. This is a popular and well established residential area, well catered for with its own range of amenities including well thought of local schools, shops, social facilities and public transport services. There is easy local access available to the town centre along with local road links to neighbouring towns and centres along with the Midland motorway network, notably the M40, with Leamington Spa railway station providing regular commuter rail links.

ON THE GROUND FLOOR

Replacement double glazed period style composite entrance door opening into:-

RECEPTION HALLWAY

With oak laminate flooring, staircase off ascending to the first floor, central heating radiator with radiator cover and access to:-

LOUNGE AREA

4.47m x 3.81m (14'8" x 12'6")
Having an open plan aspect to the dining room and featuring fireplace with slabbed hearth, central heating radiator with radiator cover, double glazed window, oak laminate flooring and through access to:-

DINING AREA

4.80m x 2.49m (15'9" x 8'2")
With oak laminate flooring extending through from the lounge area, central heating radiator with feature radiator cover, door to understairs storage cupboard, double glazed window, double glazed French style doors giving access to the rear garden and archway giving access to:-

KITCHEN

4.14m x 2.21m (13'7" x 7'3")
Having been re-fitted with a range of contemporary units in a grey panelled style finish and comprising coordinating base cupboards and drawers including pan drawers, surmounted by wood worktops, coordinating wall cabinets, tiled splash areas, twin Belfast style sink unit, space for appliances including range style cooker, over which there is a fitted extractor, vertical contemporary radiator, double glazed window, oak laminate flooring and door to:-

OFFICE

2.21m x 1.80m (7'3" x 5'11")
With central heating radiator, oak laminate flooring and inset ceiling downlights.

REAR LOBBY

Which doubles as a utility area with plumbing for washing machine, double glazed door giving external access to the rear garden and door to:-

SHOWER ROOM

Being attractively fitted with contemporary suite comprising low level WC with concealed cistern, wash hand basin with mixer tap and integrated cupboard below, walk-in shower with dual head shower unit, chrome towel warmer/radiator and obscure UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With UPVC double glazed window to side elevation, access trap to the roof space and doors to:-

BEDROOM ONE (FRONT)

3.66m x 2.51m + door recess (12'0" x 8'3" + door recess)
With UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.38m x 3.02m (11'1" x 9'11")
With UPVC double glazed window and central heating radiator.

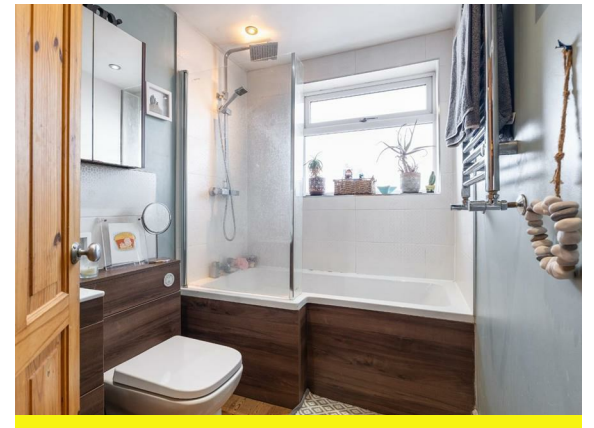
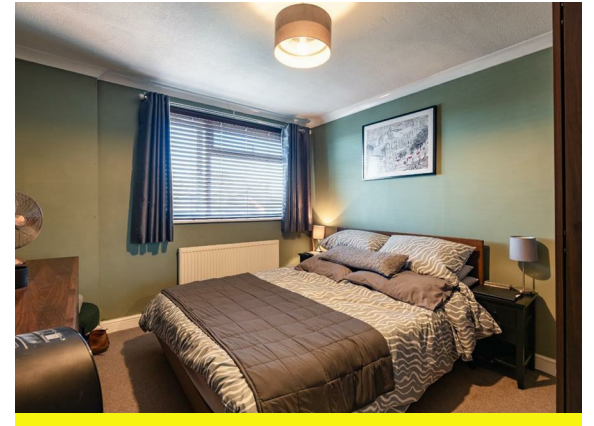
BEDROOM THREE (FRONT)

2.54m max x 2.21m max (8'4" max x 7'3" max)
- forming an 'L' shape and including stair bulk head.
With cupboard over the stair bulk head, UPVC double glazed window and central heating radiator with radiator cover.

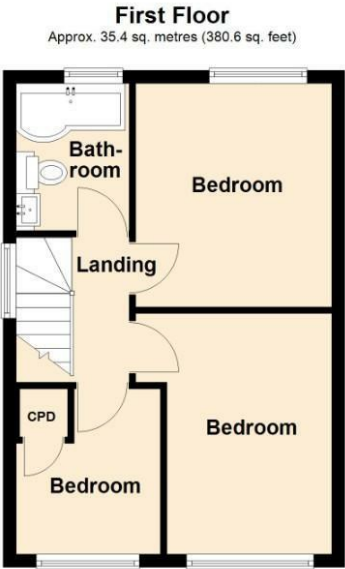
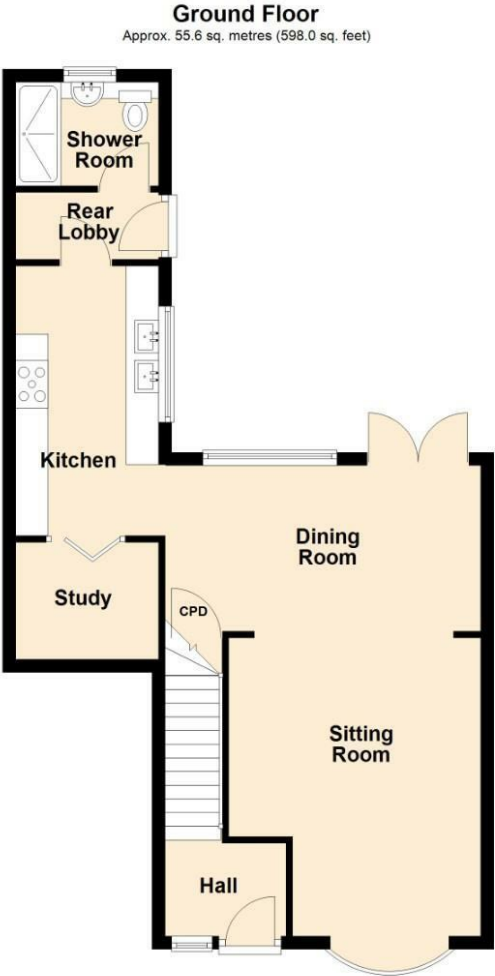
Features

- Extended Semi-Detached House
- Popular and Convenient Location
- Enlarged Open Plan Lounge/Dining Room
- Re-fitted Kitchen
- Office and Ground Floor Shower Room
- Three Bedrooms
- Re-fitted Family Bathroom
- Parking and Garage
- Generous Rear Garden





Floorplan



Total area: approx. 90.9 sq. metres (978.6 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

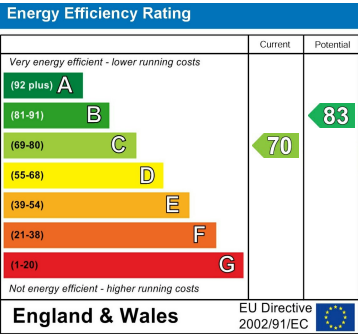
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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