



# Coppice Road, Whitnash

LEAMINGTON SPA, CV31 2LT

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert









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**A traditional two double bedroom semi detached property set in the ever popular area of Whitnash.**

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**Property at a glance**

Traditional semi detached home

Two good sized double bedrooms

Living / dining room

Refitted extended modern kitchen

Refitted extended four piece white bathroom

Enclosed rear garden with patio area

Driveway parking for two & single garage

Popular Location

Close to all local amenities, schools, parks etc.

EPC Rating – TBC







This property is superbly presented from top to bottom and would be ideal for a first time buyer, small family or somebody looking to downsize. It is in a perfect location for school catchments, local amenities, all major transport links, the train station, medical centre and nice parks and dog walks.

In brief the ground floor consists of; entrance hallway, recently refitted and extended kitchen that includes a breakfast bar with two stools and a great sized lounge / dining area with doors leading out on to the patio.

Upstairs you have two fairly equally sized double bedrooms, the master benefits from a built in storage cupboard over the stairs and there is a great sized, extended four piece white family bathroom suite.

To the rear is a well presented and established garden which has a large patio area, ideal for family BBQ's and parties with a nice lawn area to the rear, there is also rear access to the single garage.

Further benefits are the fact it is gas centrally heated throughout with a recently fitted combination boiler, double glazed and has driveway parking for two vehicles along with a single garage.

**CALL NOW TO VIEW!**

Council Tax Band - C  
EPC Rating - TBC  
Tenure - Freehold

**“For me this is a fantastic sized home and ideal for first timers, small families or downsizers.”**





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## The Seller's View

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"I have lived here for the last ten years and being very happy here.

I love the living / dining room and the fact it overlooks the enclosed rear garden which is private and not overlooked.

It is also close to all local amenities and my family and friends who live close by."



"My favourite part – Living Room overlooking the garden"



### Services

Main water, gas and electric.

### Tenure

Freehold.

### Local Authority & Tax Band

Warwick District Council

Tax band - C

### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Nathaniel Cleaver - 07793 363210.  
nathaniel@thepropertyexperts.co.uk

### Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

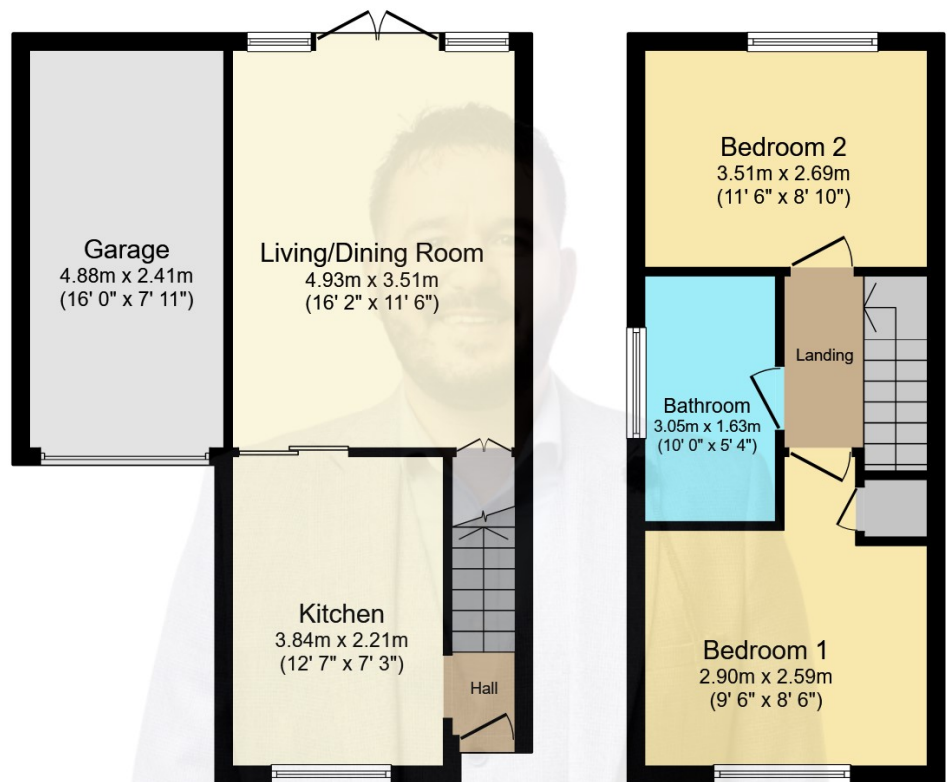
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### Amenities/Distances

The property is close to all local amenities, shops, schools, medical centre and parks as well as all transport links..



**Ground Floor**  
Floor area 43.1 sq.m. (464 sq.ft.)

**First Floor**  
Floor area 31.1 sq.m. (334 sq.ft.)

Total floor area: 74.2 sq.m. (798 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.in

### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the **Area**

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## Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



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## Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.





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🌐 [thepropertyexperts.co.uk](https://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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