

SLADE MEADOW, LEAMINGTON SPA CV31 1TL



A THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR VILLAGE CLOSE TO LEAMINGTON TOWN CENTRE

- VILLAGE LOCATION
- CORNER PLOT ON QUIET CUL DE-SAC
 - SCOPE TO EXTEND (STP)
 - SEMI DETACHED
 - DRIVEWAY
 - GARAGE
 - LOUNGE
 - OPEN PLAN KITCHEN/DINING
- THREE BEDROOMS AND BATHROOM
 - FRONT AND REAR GARDENS

3 BEDROOMS

OFFERS OVER £325,000

Hawkesford are delighted to showcase this three bedroom semi detached family home. The property sits on a favorable corner plot on this quiet and family orientated cul-de-sac. The property has scope for extension in the future (STP), with generous space to the side of the house.

This charming semi-detached home located in the picturesque village of Radford Semele in this sought-after area of Leamington Spa. Located in Slade Meadow, you'll enjoy the tranquility of village life while still being close to the amenities of Leamington Spa.

The house has lovely kerb appeal with a front garden laid to lawn, with a garage located just behind the rear garden with access onto adjoining Hamilton Road, with a driveway in front for parking.

The ground floor has a lovely sized sitting room, leading into a generously sized Kitchen/Dining area, with French doors leading to the garden area. The first floor has three bedrooms and a family bathroom.

It is key to point out that this property particularly enjoys a larger than average garden for the area, whilst being nicely protected and privatised by mature trees, both to the front and rear of the house.

The garage is a good size and can be accessed from the garden area. The property occupies a decent plot with space to the side and rear to potentially extend - subject to necessary planning.

Location

Radford Semele is located only two miles south-east of central Leamington Spa giving easy reach of the full range of facilities in central Leamington Spa, including Leamington Spa railway station. Radford Semele itself offers a useful range of day-to-day amenities including village shop, gastro pub and a well regarded primary school. There are good local road links available including those to neighbouring villages, towns and the Midland motorway network.

Front

The property sits on a generous plot size so has a good sized front garden, with a private pathway leading to the front door.

Entrance Hallway 7'10" x 5'11" (2.39 x 1.82)

With a light point to ceiling, radiator and access through to the lounge area.

Living Room 14'9" x 12'6" (4.52 x 3.83)

With a double glazed bay window to the front aspect, light point to ceiling, radiator and electric fire.

Kitchen/Dining 13'1",262'5" x 8'6" (4,80 x 2.61)

A lovely kitchen/diner that overlooks the rear garden. With double glazed window and French doors to the rear aspect and light point to ceiling.

First Floor Landing

With a double glazed window at the side elevation, access to all bedrooms and the bathroom. With a light point to ceiling and loft access.

Bedroom One 11'5" x 9'3" (3.49 x 2.83)

With a double glazed window to the front aspect, light point ceiling and radiator.

Bedroom Two 12'11" x 9'11" (3.94 x 3.04)

With a double glazed window to the rear aspect, light point to ceiling and wardrobe.

Bedroom Three 6'4" x 5'11" (1.94 x 1.82)

With a double glazed window to the front aspect, light point to ceiling and radiator.

Bathroom 8'9" x 5'6" (2.67 x 1.69)

With a double glazed window to the rear aspect, WC, sink, heated towel rail and bath with shower attachment.

Garage 17'1" x 8'10" (5.23 x 2.71)

Generous sized garage that is located just behind the property running to the side of the rear garden and can be accessed via the garden. With light point and up and over door.

Garden

This is an excellent garden plot, and we believe one of the larger plots on the cul-de-sac. With space to the side of the house and access back to the front through a side gate. Laid mostly to lawn and a lovely patio area with space to a table and chairs for outside dining.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



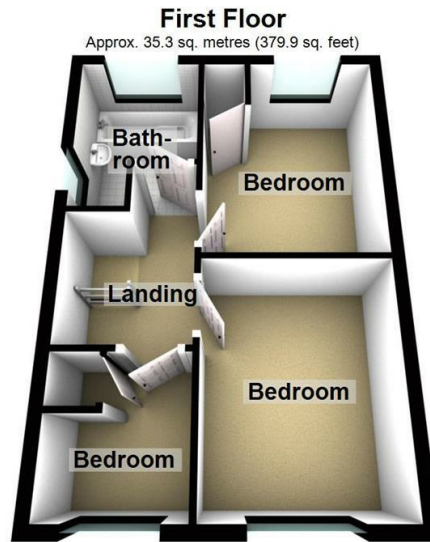
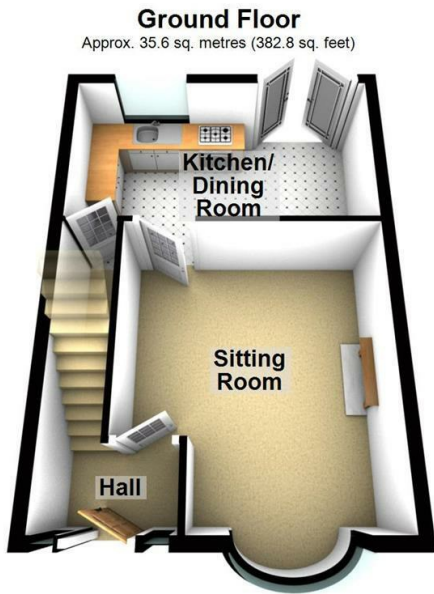












Total area: approx. 70.9 sq. metres (762.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	