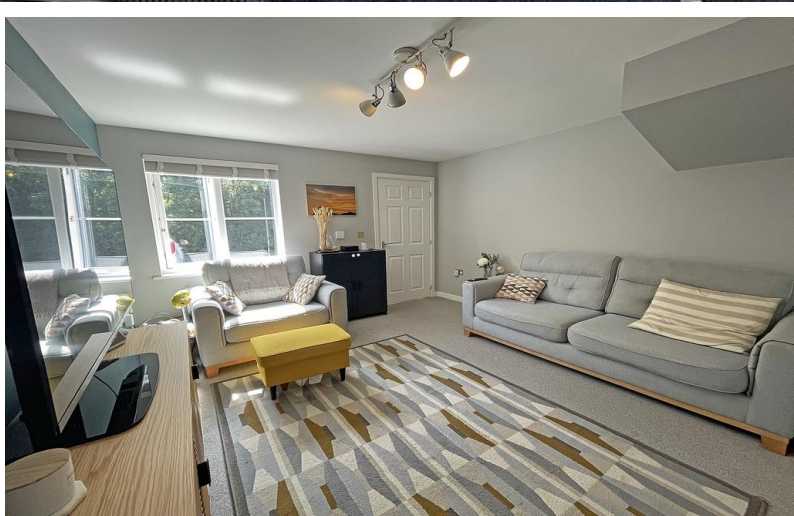


FOR SALE



Owen Grove, Whitnash, Leamington Spa

3 Bedroom, 2 Bathroom, Semi-Detached House

£335,000





- Three double bedrooms
- Spacious living room
- Kitchen / diner
- Downstairs cloakroom
- Primary bedroom with en-suite
- Private rear garden
- Two allocated parking spaces

An immaculately presented three bedroom semi detached house located in this popular area on the outskirts of Leamington Spa. This modern property includes a spacious living room, kitchen diner, downstairs cloakroom, primary bedroom with en-suite, two further double bedrooms and family bathroom. The property benefits from a private rear garden, private off road parking for two cars and is situated in a quiet cul-de-sac.

APPROACH Via driveway and pathway which leads to the front door.

ENTRANCE HALL 4' 0" x 3' 10" (1.22m x 1.17m) Double glazed front door, central heating radiator and door to living room.

LIVING ROOM 15' 0" x 12' 0" (4.57m x 3.66m) With double glazed window to the front, TV and telephone point and understairs cupboard and central heating radiator.

CLOAKROOM 4' 4" x 4' 0" (1.32m x 1.22m) Low level W.C, wash hand basin, extractor and central heating radiator.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN / DINER 11' 9" x 8' 0" (3.58m x 2.44m) A range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink and drainer with mixer tap, built in electric oven, four ring gas hob, stainless steel cooker hood extractor above, integrated appliances including a fridge freezer, dishwasher and washing machine, double glazed window to the rear, cupboard housing Ideal Logic central heating boiler, central heating radiator and French doors to the rear.

FIRST FLOOR LANDING Staircase rising from the living room and doors off to bedrooms and bathroom and stairs to the second floor.

BEDROOM TWO 11' 9" x 11' 0" (3.58m x 3.35m) Two double glazed windows to the front and central heating radiator.

BEDROOM THREE 11' 10" x 9' 0" (3.61m x 2.74m) Double glazed window to the rear and central heating radiator.

BATHROOM 8' 0" x 5' 7" (2.44m x 1.7m) Panelled bath with mixer tap and shower screen, wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan, central heating radiator and double glazed window to the side.

SECOND FLOOR LANDING With stairs rising from the first floor and storage cupboard.

PRIMARY BEDROOM 16' 0" x 8' 6" (4.88m x 2.59m) Double glazed window to the front, central heating radiator, hatch providing access to part boarded loft space and door to ensuite.

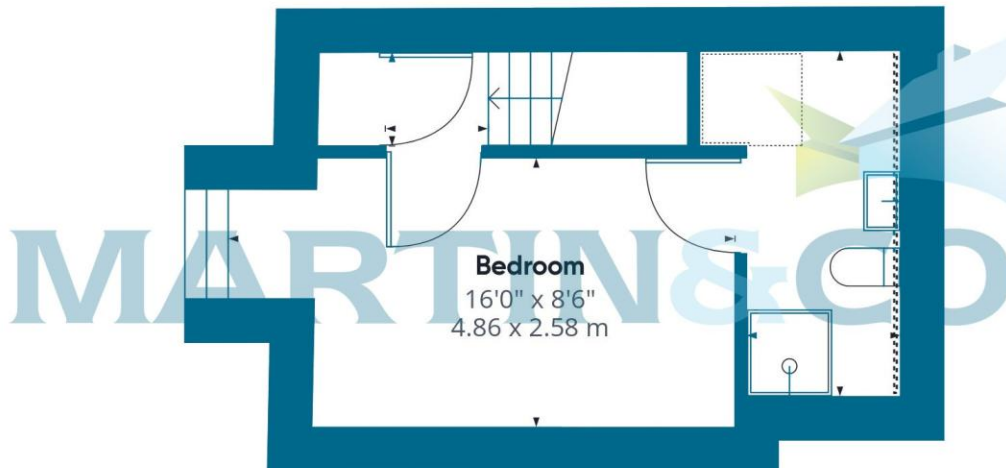
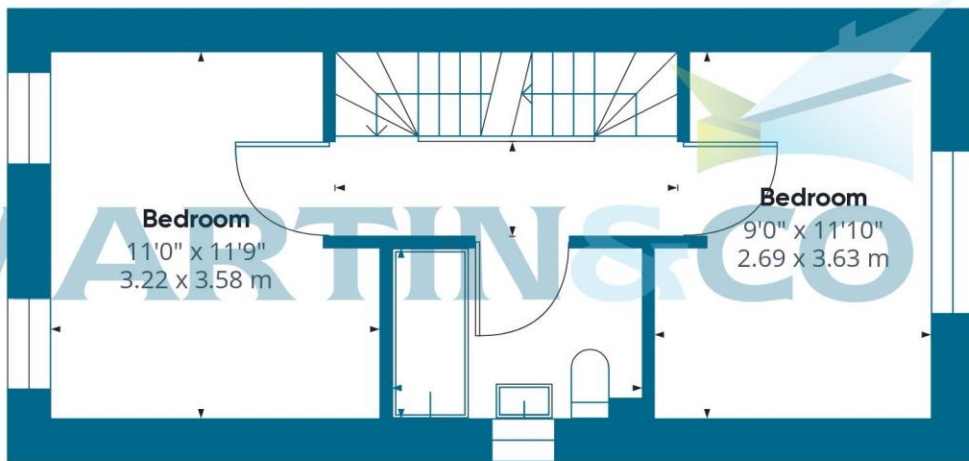
EN-SUITE 11' 1" x 5' 0" (3.38m x 1.52m) Spacious room with shower cubicle with wall mounted shower, wash hand basin, low level W.C, tiling to the walls, storage area, extractor fan, central heating and Velux style window to the rear.

FRONT Driveway parking for two cars and gated side access.

REAR Fence enclosed rear garden, lawn with paved patio and gated side access.

ESTATE CHARGE There is an annual estate charge of approximately £230 per annum.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

