



## Owen Grove, Leamington Spa

A well maintained modern Persimmon built semi detached family residence providing gas centrally heated three bedroomed and two bathroomed accommodation in a particularly pleasant position on the periphery of the development overlooking a spinney within this highly regarded south Leamington Spa development.

Asking price  
**£299,950**



## Owen Grove, Leamington Spa

Asking price  
**£299,950**

### Owen Grove

Forms part of the highly successful development constructed by Persimmon Homes approximately two and a half years ago on the periphery of Whitnash, close to a good range of local facilities and amenities including shops, schools and a variety of recreational facilities and also conveniently sited for access to the motorway network with the M40 being within easy reach.

### The Property

Is an attractively styled modern three storey semi detached family residence providing gas centrally heated three bedroomed and two bathroomed accommodation in a particularly pleasant position which has been maintained by the present owners to an excellent standard throughout. In further detail the accommodation comprises:-

### Entrance Hall

With timber and glazed panelled entrance door, radiator.

### Lounge

11'10" x 14'8" (3.61m x 4.47m) With laminate floor, radiator, TV point.

### Inner Hall

With staircase off.

### Cloakroom/Utility

With low flush WC, pedestal basin, tiled splash back, extractor fan.

### Fitted Dining Kitchen

11'9" x 8'4" (3.58m x 2.54m) With a range of base cupboard and drawer units, rolled edged work surface, single drainer stainless steel sink unit, high level cupboards, built in oven and hob unit, gas fired central heating boiler and programmer, built in dishwasher, fridge/freezer, down lighters, radiator, twin French doors to rear garden.

### Stairs & Landing

With radiator.



### Bedroom One

11'10" x 8'10" (3.61m x 2.69m) With radiator, pleasant open views.

### Bathroom/WC

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splash back, shower area, mixer tap, shower attachment, tiled floor, chrome heated towel rail.

### Bedroom Two

12' x 8'10" (3.66m x 2.69m) With radiator.

### Stairs & Landing

With useful built in storage cupboard to eaves.

### Bedroom Three

16' x 8'6" (4.88m x 2.59m) With radiator.

### En-Suite Shower Room/WC

With tiled shower cubicle, integrated shower unit, pedestal basin, low flush WC, radiator, tiled splash backs, access to roof space, velux window and eaves storage.

### Outside

The property occupies a pleasant position with open aspect towards a spinney, in this established cul-de-sac with twin off road car parking, pedestrian side access to the rear garden which is principally lawned with decked and paved patio,

timber garden shed, bounded by close boarded fencing.

### Tenure

The property is held on a leasehold arrangement with further details on request.

### Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

Proceeding south out of Leamington via the B4087, proceed through Whitnash and after the traffic lights take the left hand turn into Lancaster Way, proceed for some distance whereupon Owen Grove will be found located on the left hand side. The property is situated on the left hand side.

### Owen Grove

Whitnash  
Leamington Spa  
CV31 2FL

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

📞 01926 881144

🌐 [ehbresidential.com](http://ehbresidential.com)

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.