



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 Learnington Spa development.

Asking price £299,950



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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.

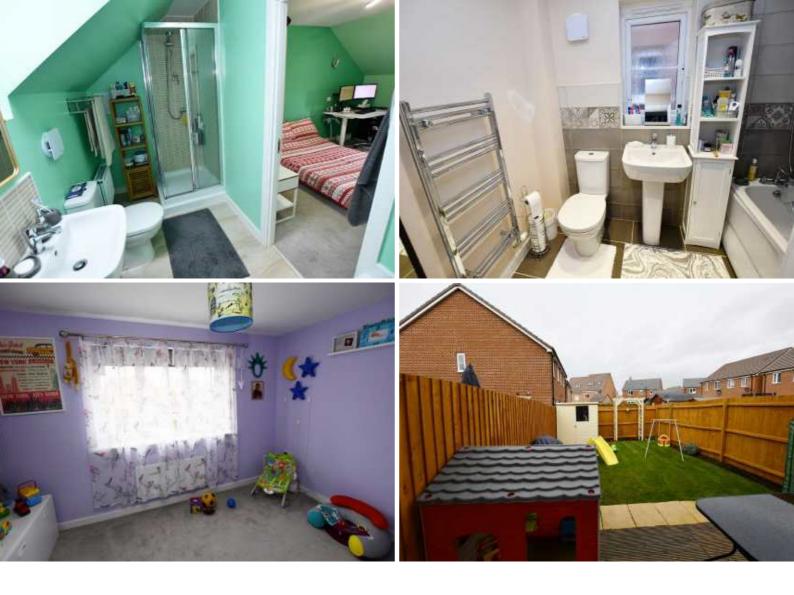
Cloakroom/Utility

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 Learnington 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

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

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