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9, Overell Grove, Leamington Spa



A well presented, four bedroom detached family home, situated in this excellent cul-de-sac location, in this highly popular part of north Leamington. NO ONWARD CHAIN.

#### Briefly Comprising;

Canopy porch, entrance hallway, ground floor WC, breakfast kitchen, dining room, separate living room with patio doors to garden, four bedrooms to the first floor, master with en-suite and fitted wardrobes, refitted family bathroom, upvc double glazing, gas radiator heating, wide tarmac driveway, double semi-integral garage and lawned and patiod rear garden.

#### Overell Grove

Comprises of an excellent family home and offers desirable living in this well positioned cul-de-sac location. The property has an open aspect to the rear and does offer further scope for extension/enlargement subject to the necessary permissions and consents.

#### Canopy Porch

Giving access to upvc part obscure double glazed entrance door with matching panel to side giving access to entrance hallway.



#### Entrance Hallway

With staircase rising to first floor landing, coved cornicing, radiator, wood-look flooring, door to

#### Ground Floor WC

With white low level WC, wall mounted wash hand basin, full splashback tiling, radiator, upvc obscure leaded-look double glazed window to front elevation.

#### Breakfast Kitchen

11'1" x 13' (3.38m x 3.96m)

Fitted with a range of wood look wall and base units with rolled top working surface over, inset four point





Neff stainless steel gas hob with Zanussi filter hood over and Bosch oven below, concealed fridge and freezer, concealed dishwasher, splashback tiling, upvc double glazed and leaded look bay window to front elevation, one and a half bowl sink drainer, mixer tap, tiled floor, radiator, door to...

#### Dining Room

10'1 x 12'4" (3.07m x 3.76m)  
With upvc double glazed bow window to rear elevation, coved corning, radiator, continuation of wood flooring, double doors through to adjacent...

#### Living Room

17'5" x 12'4" (5.31m x 3.76m)  
With coved corning, wall light point, sliding upvc double glazed patio door to garden, double radiator, continuation of wood flooring, feature fireplace with wood burner to feature brick fireplace with tiled hearth.

#### First Floor Landing

With upvc obscure leaded look double glazed window to side elevation, coved corning, hatch to roof space, AIRING CUPBOARD with slatted shelving, wall mounted Worcester boiler.



#### Bedroom One (Front)

10'5" inc fitted w'robes x 20'6" max (3.18m inc fitted w'robes x 6.25m max)  
With upvc double glazed bay window to front elevation, radiator, wardrobes to either side of bed position, built-in bedside tables and high level store cupboards over. Partitioned Area - with wash hand basin set into vanity unit and door in turn leading to...

#### En-Suite

With low level WC, shower cubicle, splashback tiling,





upvc obscure double glazed window to rear elevation, radiator.

#### Bedroom Three (Rear)

8'1" x 9'5" (2.46m x 2.87m)

With upvc double glazed window to rear elevation and radiator.

#### Bedroom Two (Rear)

11'11" inc fitted w'robes x 9'5" (3.63m inc fitted w'robes x 2.87m)

With upvc double glazed window to rear elevation and radiator, fitted wardrobes with a variety of

hanging and shelved areas, fitted dressing table to side.

#### Bedroom Four (Front)

8'5" x 7'6" (2.57m x 2.29m)

With upvc double glazed window to front elevation and radiator.

#### Family Bathroom

Refitted with with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, double ended bath with central filled and wall mounted Mira shower over, folding shower screen,



full splashback tiling, upvc obscure double glazed lead-look window to front elevation, chrome radiator towel rail, chrome radiator towel rail, tiled floor.

#### Double Garage

16'9" x 17'6" (5.11m x 5.33m)

With two electric roller doors to the front, providing useful storage, with working surface, space and plumbing for washing machine, strip light points, part obscure glazed door to garden to rear.

#### Outside (Front)

To the front of the property large tarmacked driveway



providing fitted of road parking which in turn leads to the double garage, entrance door, and side access to the rear of the property.

#### Outside (Rear)

Being surrounded in the main by timber fencing and laid to lawn with a broad patio across the rear of the property, herbaceous planting, timber garden shed, gated side access.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood 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.

#### Council Tax

Council Tax Band F.

#### Location

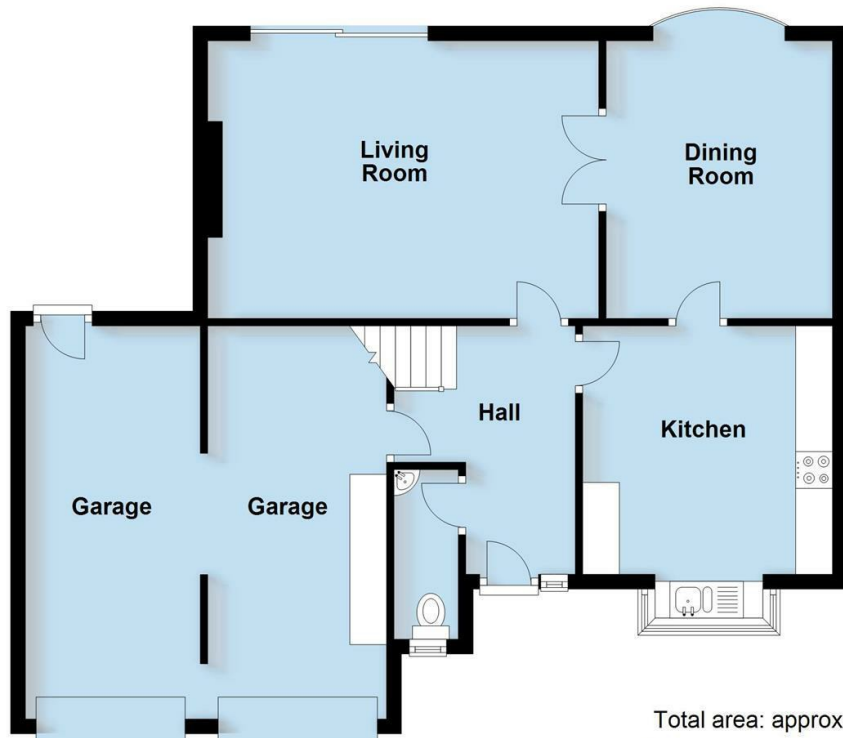
Overell Grove  
Leamington Spa  
CV32 6HP



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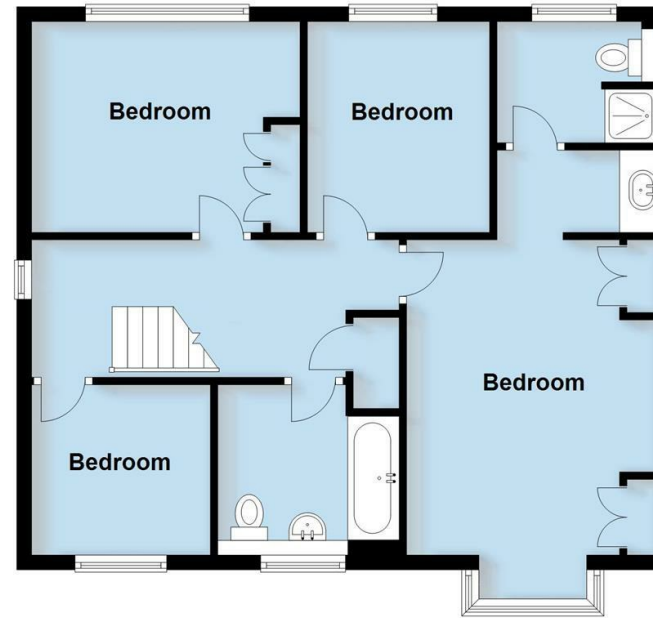
## Ground Floor

Approx. 81.7 sq. metres (879.7 sq. feet)



## First Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 144.3 sq. metres (1553.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>		72	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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