

**ehB**  
RESIDENTIAL

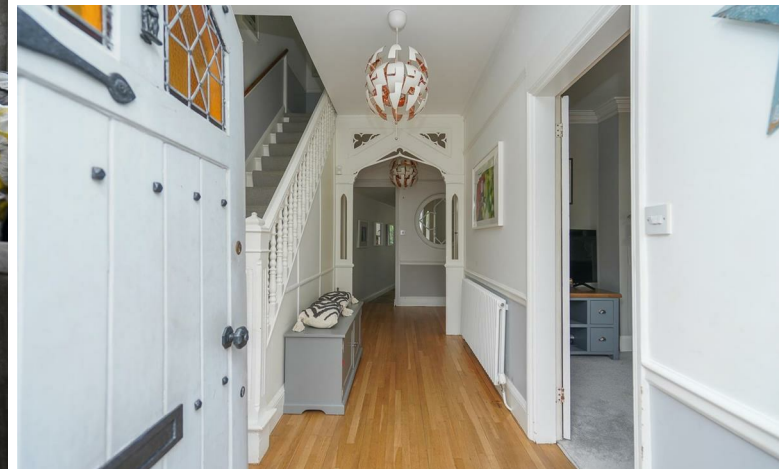
Your Property - Our Business



4, St. Marys Road, Leamington Spa

Price Guide £975,000





A most impressive, bay fronted mid-terrace villa of style and character, providing spacious five bedroomed and two bathroomed accommodation arranged over three floors, featuring a magnificent open plan living/kitchen arrangement of note and unique four car garaging facility in this highly regarded south Leamington Spa location.

#### St Mary's Road

Is a popular and established south Leamington Spa location comprising many fine period dwellings, conveniently sited approximately half a mile from the town centre, close to a good range of local facilities and amenities including shops, schools and a variety of recreational facilities including nearby Newbold Comyn. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 4 St Mary's Road which has been sympathetically modernised and extended to incorporate a high level of modern appointment whilst successfully retaining much of the property's original character.

The property provides very well proportioned accommodation, which includes five bedrooms, the master bedroom featuring an en-suite shower room/WC and the most impressive extended living/kitchen being particularly noteworthy. The property also features a pleasant, mature garden and uniquely includes a four car garaging facility. The property has been maintained by the present owners to an excellent standard throughout and only internal inspection

can justify our very highest recommendation.

In detail the accommodation comprises:-

#### Reception Hall

With oak floor, radiator, picture rail, coving to ceiling, ornate inner arch feature, built-in cloaks cupboard, access to the non-converted basement.

#### Non-Converted Basement

12'9" x 7'6" (3.89m x 2.29m)

Principle chamber with original wine store off, sump pump installed.







#### Living Room

14'4" x 14'6" (4.37m x 4.42m)

With period fireplace with gas real flame effect fire, mantle and hearth, coving to ceiling, central ceiling rose, bay window, radiator, TV point.

#### Sitting Room

12'2" x 16'6" (3.71m x 5.03m)

With coving to ceiling, central ceiling rose, picture rail, contemporary style tubular radiator, fireplace recess, built-in shelved unit incorporating base unit and double glazed panel doors leading to the...

#### Superb Extended and Refitted Living/Kitchen

27'9" x 18' (8.46m x 5.49m)

With glazed gable feature incorporating French doors to rear garden, part pitched ceiling incorporating Velux windows with Karndean flooring, extensive range of bespoke base cupboard and drawer units with complimentary Quartz work surfaces and returns, matching range of high level cupboards, matching island unit incorporating breakfast bar with one and a half bowl sink unit, built-in dishwasher and bin drawer, Range Master Range with tiled splashback, extractor hood over, custom built bench seat with integral storage.

#### Utility Room

9'4" x 3'9" (2.84m x 1.14m)

With built-in worktop with single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, fitted shelves, Karndean flooring, downlighters.

#### Cloakroom/WC

With wash hand basin inset to vanity unit with mixer tap, low flush WC, concealed cistern, half tiled walls, extractor fan, Karndean flooring, chrome heated towel rail/radiator, downlighters.

#### Stairs and First Floor Landing

With dado rail, turned balustrade, picture rail, alcove fitted







shelves, boiler cupboard containing Vaillant combination gas fired central heating boiler and programmer, downlighters, double radiator, double built-in linen cupboard with fitted shelves.

#### Bedroom One

14'6" x 12'6" (4.42m x 3.81m)

With two double built-in wardrobes, hanging rails, drawers under, picture rail, radiator.

#### Bedroom Two

12' x 10'6" (3.66m x 3.20m)

With double radiator, picture rail, built-in wardrobe.

Inner Hall Leads to...

#### Bathroom/WC

7'4" x 6' (2.24m x 1.83m)

Being tiled with tiled floor, white suite comprising panelled bath with mixer tap, integral shower and screen, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, chrome heated towel rail.

#### Master Bedroom

14'3" x 10'3" (4.34m x 3.12m)

With triple built-in wardrobe with hanging rail and shelves, radiator.

#### En-Suite Shower Room/WC

9'6" x 5' (2.90m x 1.52m)

Being tiled with tiled floor, custom built vanity unit

incorporating wash hand basin with mixer tap, low flush WC, concealed cistern with mirrored cabinet over, chrome heated towel rail, oversized walk-in shower cubicle with integrated shower unit, downlighters, extractor fan.

#### Stairs and Landing

With glazed panelled balustrade, range of useful built-in cupboards to eaves, Velux window.

#### Bedroom Four

14'6" x 12'6" (4.42m x 3.81m)

With fitted shelves, exposed purlin feature, access to roof space, radiator. Connecting to...







#### Bedroom Five

11' x 10'6" (3.35m x 3.20m)

With double radiator, exposed purlins.

#### Outside

To the front of the property is a small forecourt. To the rear of the property is a most pleasant walled garden with paved patio, shaped lawn, well stocked flower borders, children's play area, established fruit trees, pedestrian access and access to the garage block comprising...

#### Garage One

21' x 11'9" (6.40m x 3.58m)

With personal door, electric, light, power point, up-and-over door.

#### Garage Two

19'4" x 8'6" (5.89m x 2.59m)

With up-and-over door, electric, light, power point.

#### Garage Three

19'4" x 8'6" (5.89m x 2.59m)

With up-and-over door, electric, light, power point.

#### Garage Four

19'4" x 8'6" (5.89m x 2.59m)

With up-and-over door, electric, light, power point.

#### 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

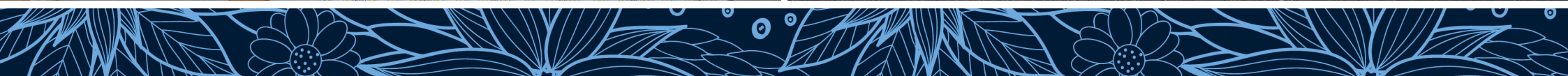
Council Tax Band B.

#### Location

CV31 1DB













Your Property - Our Business

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

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Clarendon Place  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(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



Total area: approx. 218.8 sq. metres (2354.6 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.

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