



ehB
RESIDENTIAL

Your Property - Our Business

Stonewalls, 13 Radford Hall, Southam Road, Leamington Spa

**Offers Over
£450,000**



A rare opportunity to acquire a truly unique, individually styled, detached bungalow of character, providing exceptionally spacious two bedroomed accommodation, in this unique "backwater" location within the highly regarded Radford Hall development.

Radford Hall, Southam Road, Radford Semele

Is a very popular development of town houses and bungalows of varying sizes, attached to the original Radford Hall. The development is conveniently sited within easy reach of the town centre approximately half a mile distant with good local facilities and amenities available within Radford Semele, including local shops, schools and a variety of recreational facilities. Since its conversion this charming development has consistently proved to be extremely popular.

ehB Residential are pleased to offer Stonewalls No 13 Radford Hall which is a truly unique, individually styled, detached bungalow of character, providing exceptionally well proportioned two bedroomed and two bathroomed accommodation which incorporates some of the stone walling from the original Radford Hall of note. The gas centrally heated

accommodation has many notable features including a well fitted kitchen and pleasant good sized garden of note, with designated car parking facility. It also includes a most impressive lounge with fireplace feature and conservatory off overlooking the established gardens, and is offered with VACANT POSSESSION.

The agents consider inspection of this quite unique property to be essential for its size, level of appointment, situation and potential to be fully discerned.

In detail the accommodation comprises:-

Porch

Leads to the...

Entrance Hall

With upvc framed entrance door with glazed fanlight, cloaks cupboard incorporating gas fired central heating boiler, double radiator, picture rail and video entry system, leads to the...

Lengthy Inner Hall

With double radiator, picture rail, airing cupboard with lagged cylinder and immersion heater.

Living Room

16'7" x 16'3" (5.05m x 4.95m)

With brick fireplace and hearth with wood burner, TV point, double radiator, coving to ceiling, twin French doors and side panels to...

Conservatory

11' x 7'3" (3.35m x 2.21m)

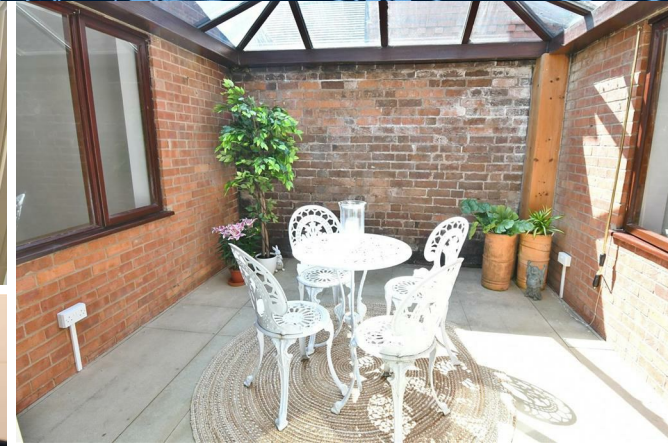
Being upvc framed sealed unit double glazed with twin French doors overlooking rear garden.

Well Fitted Kitchen

11' x 7'4" (3.35m x 2.24m)

With a range of cream faced base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, three quarter height unit, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance space and plumbing for automatic dishwasher, built-in fridge freezer, pull out larder unit, radiator, tiled floor, arch to...





Breakfast Room

11'6" x 9'3" (3.51m x 2.82m)

With further range of base cupboard and drawer units, rolled edge work surfaces, matching range of high level cupboards, three quarter height broom cupboard, tiled floor, plumbing for automatic washing machine, access to...

Conservatory/Garden Room

11' x 7'9" (3.35m x 2.36m)

With twin French doors to courtyard.

Covered Courtyard

12'3" x 10'10" (3.73m x 3.30m)

Bedroom

12'6" x 11'10" (3.81m x 3.61m)

With double radiator, access to roof space, built-in wardrobe, hanging rail, shelf.

En-Suite Shower Room/WC

8'9" x 5'3" (2.67m x 1.60m)

Being tiled with tiled floor, quadrant twin sized shower cubicle with electric shower unit, vanity unit incorporating wash hand basin, mixer tap, low flush WC, radiator.

Bedroom

12'8" x 10'7" (3.86m x 3.23m)

With double radiator.

Shower Room/WC

Being tiled with tiled floor, with shower cubicle, electric shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, radiator.

Outside

The property occupies a pleasant secluded 'backwater' position within the Radford Hall development, approached via a gravelled drive which leads to a designated gravelled car parking facility immediately to the front of the property, with further visitors parking available within the Radford Hall development.

The principal garden approached via the lounge/conservatory comprises shaped lawn, established flower borders, greenhouse and part original walling feature, part close boarded fenced. Accessed from the inner hall via French doors is a glazed covered courtyard.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. Note: Maintenance charge for common parts of £287/half year.

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.

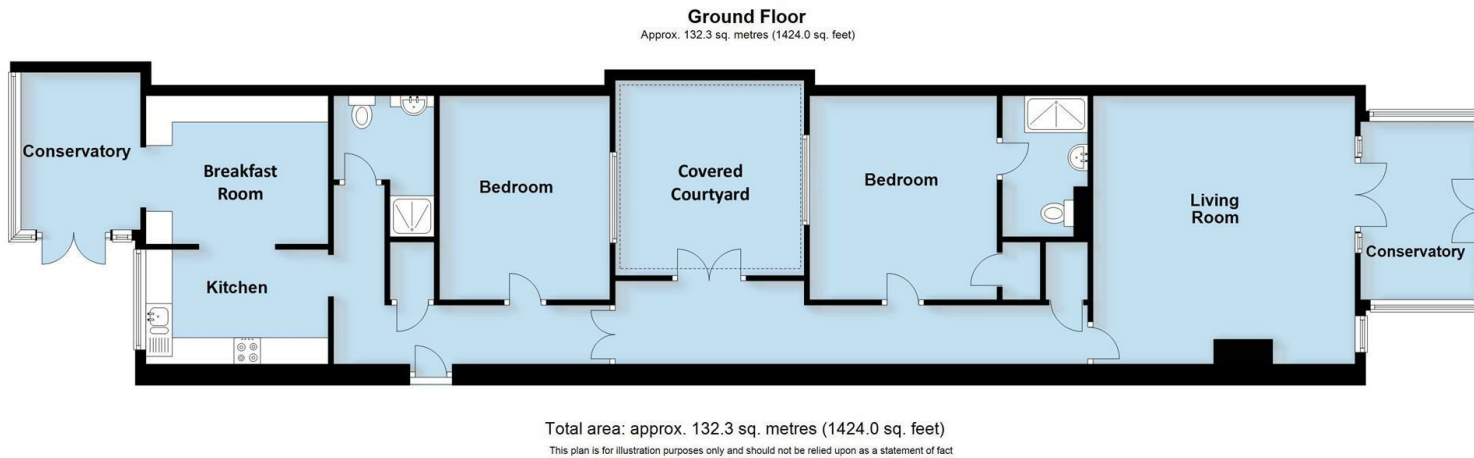
Council Tax

Council Tax Band E.

Location

CV31 1FH

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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