

ehB
RESIDENTIAL

Your Property - Our Business



29a, St. Michaels Close, Leamington Spa

Price Guide
£275,000



A particularly well maintained and improved semi-detached end townhouse, providing spacious well appointed three bedroomed accommodation, featuring well fitted kitchen and conservatory extension. Occupying a pleasant corner position within this highly regarded village location.

St Michaels Close

Located just off Rugby Road, is a popular and established cul-de-sac location within the heart of the ever popular village of Weston Under Wetherley. Whilst the village contains a limited range of facilities, a good range of facilities are within easy reach in Cubbington Village approximately a mile distant, including shops, schools and recreational facilities.

The village is surrounded by pleasant open countryside and has proved to be particularly popular in part due to its convenience to a number of work centres including Leamington Spa, Warwick, Southam and Coventry.

ehB Residential are pleased to offer 29a St Michaels Close, which is an opportunity to acquire a well maintained and improved semi-detached end townhouse, providing gas centrally heated three bedroomed accommodation, which features a well fitted breakfast kitchen and conservatory extension of note.

The property is pleasantly situated on a generous corner plot within St Michaels Close. The property has been well maintained and improved by the present owners to an excellent standard throughout and the Agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Joint Entrance Hall

With upvc framed entrance door, timber and glazed panelled door leading to the...

Lounge

17' x 12'10" (5.18m x 3.91m)

With fireplace feature with hearth and lintel over and wood burner, picture window, radiator, staircase off, wall light points.

Well Fitted Breakfast Kitchen

16'10" x 7' (5.13m x 2.13m)

With extensive range of timber faced base cupboard and drawer units with complimentary rolled edge work surfaces, inset single drainer colour matched one and a half bowl sink unit and mixer tap, adjoining peninsular unit incorporating breakfast bar, matching range of high level cupboards, Kensington gas and electric Range with extractor over, tiled with tiled floor, boiler cupboard containing Vaillant combination gas fired central heating boiler and programmer, appliance space, plumbing for automatic washing machine and dishwasher, radiator.



Conservatory

10'10" x 9'10" (3.30m x 3.00m)

Being upvc framed sealed unit double glazed with contemporary style tubular radiator, sliding patio doors to rear garden.

Stairs and Landing

With turned balustrade, built-in louvred door and shelved cupboard.

Bedroom

10'3" x 9'6" (3.12m x 2.90m)

With radiator, spot lights.

Bedroom

10'3" x 7'9" (3.12m x 2.36m)

With radiator.

Bedroom

7'3" x 5'6" (2.21m x 1.68m)

With built-in cupboard and radiator.

Bathroom/WC

6'4" x 5'6" (1.93m x 1.68m)

Being tiled with white suite comprising panelled bath, pedestal basin, low flush WC, integrated shower unit, shower rail and curtain, full height built-in cupboard and chrome heated towel rail.

Outside

The property occupies a pleasant corner position within this established cul-de-sac. The front garden area being laid to gravel with pedestrian side access to the side and rear garden. Being extensively decked and paved, bounded by close boarded fencing and timber shed.

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

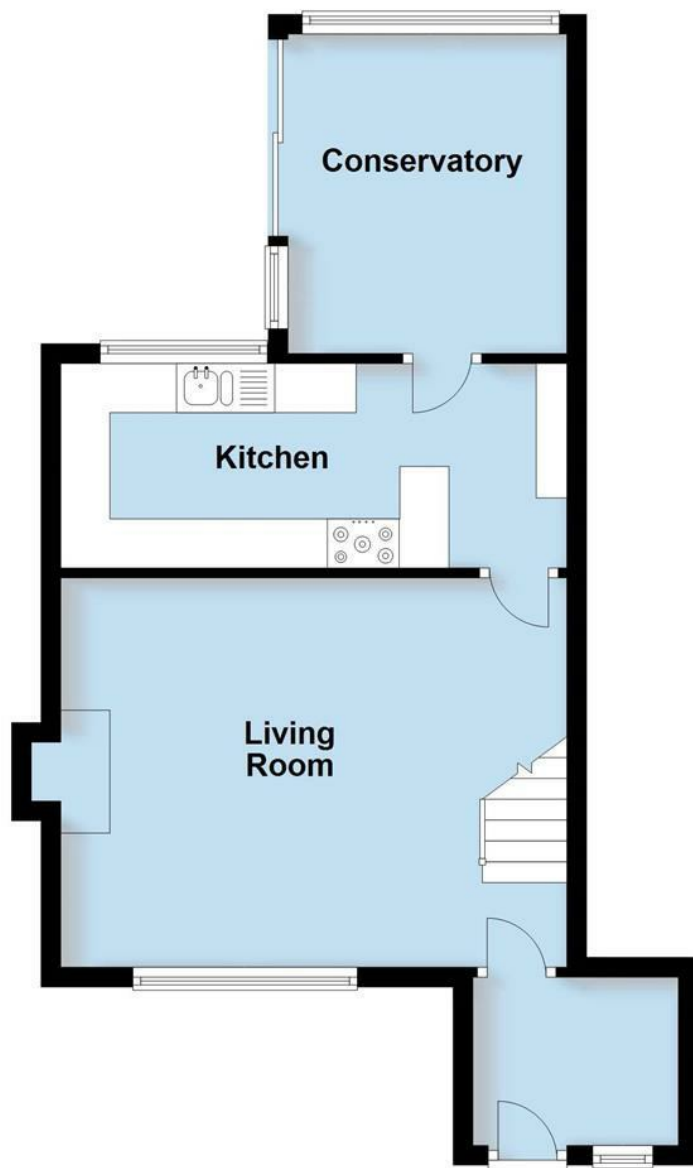
Council Tax Band B.

Location

CV33 9BN

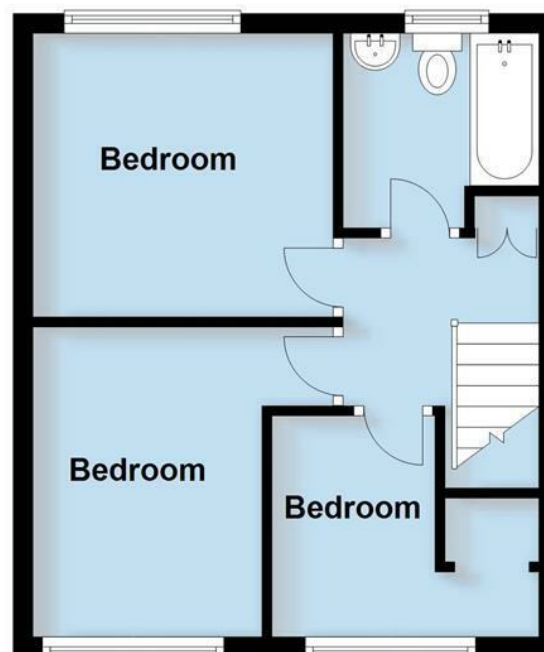
Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 76.4 sq. metres (822.6 sq. feet)

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

Your Property - Our Business

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

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

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	85
(81-91) B		
(69-80) C		
(55-68) D		
(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