



**ehB**  
RESIDENTIAL

Your Property - Our Business

10, Wych Elm Drive, Leamington Spa





A well maintained and improved modern detached family residence providing three bedrooms and two bathrooms and with a fitted kitchen in this popular and convenient south Leamington Spa location.

#### Wych Elm Drive

Located just off St Helens Road, is a popular and established location of detached houses conveniently sited within easy reach of the town centre some half mile distant, with a good range of local facilities and amenities including shops, schools and recreational facilities. The location is also convenient for access to Warwick and the motorway network.

ehB Residential are pleased to offer 10 Wych Elm Drive which is a 1990's built detached family residence having the benefit of gas fired central heating, sealed unit double glazing and which has been subject to much recent improvement including refitted kitchen

and bathrooms and is offered to an excellent standard of presentation throughout. The property is pleasantly sited within Wychelm Drive and includes a good sized garden, garage and off road car parking and provides three good sized bedrooms with the master bedroom featuring an en-suite shower room/WC. The agents consider internal inspection of this exceptional property to be highly recommended.

In further detail the accommodation comprises:-

#### Porch

Leads to the...

#### Reception Hall

With radiator, coving to ceiling, timber panelled entrance door.

#### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, extractor fan and radiator.

#### Lounge/Dining Room

17'7" x 12'9" max 9'6" min (5.36 x 3.91 max 2.92 min)

With fireplace feature with marble inset and hearth, fitted gas fire and connection and timber mantle, coving to ceiling, sliding patio doors overlooking the rear garden, two radiators, under stair cupboard and TV point.

#### Fitted Breakfast Kitchen

13'5" x 6'5" (4.11 x 1.98)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, built in Neff four ring hob unit with extractor hood over, built in oven, inset porcelain single drainer one and a half bowl sink unit with mixer tap, appliance space and plumbing for automatic dishwasher, tiled floor and radiator.

#### Stairs and Landing

With side window, access to roof space, boiler cupboard containing





Zanussi combination gas fired central heating and programmer (fitted 2018).

#### Master Bedroom

10'9" x 10'5" (3.28 x 3.20)

With built-in wardrobe, hanging rail, shelf and radiator.

#### En-Suite Shower Room/WC

Being half tiled with tiled shower cubicle with Mira shower unit, tiled floor, pedestal basin, low flush WC and extractor fan.

#### Bedroom Two

12'9" x 8'7" (3.91 x 2.62)

With radiator.

#### Bedroom Three

8'7" x 9'6" (2.64 x 2.92)

With radiator and laminate floor.

#### Refitted Bathroom/WC

With two tiled walls and white suite comprising panel bath, pedestal basin, low flush WC, Mira electric shower unit, shower rail and curtain, extractor fan and radiator.

#### Outside

There is a good sized landscaped rear garden with patio, shaped lawn, established flower borders, bounded by close boarded fencing and with pedestrian side access. The property occupies a good sized plot with shaped lawn front garden with established flower borders and the tarmac drive leads to the...

#### Integral Garage

16'2" x 7'6" (4.95 x 2.29)

With up and over door, electric light, power point, plumbing for automatic washing machine and additional door providing access to the main house.

#### 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 D.

#### Location

CV31 3QR

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

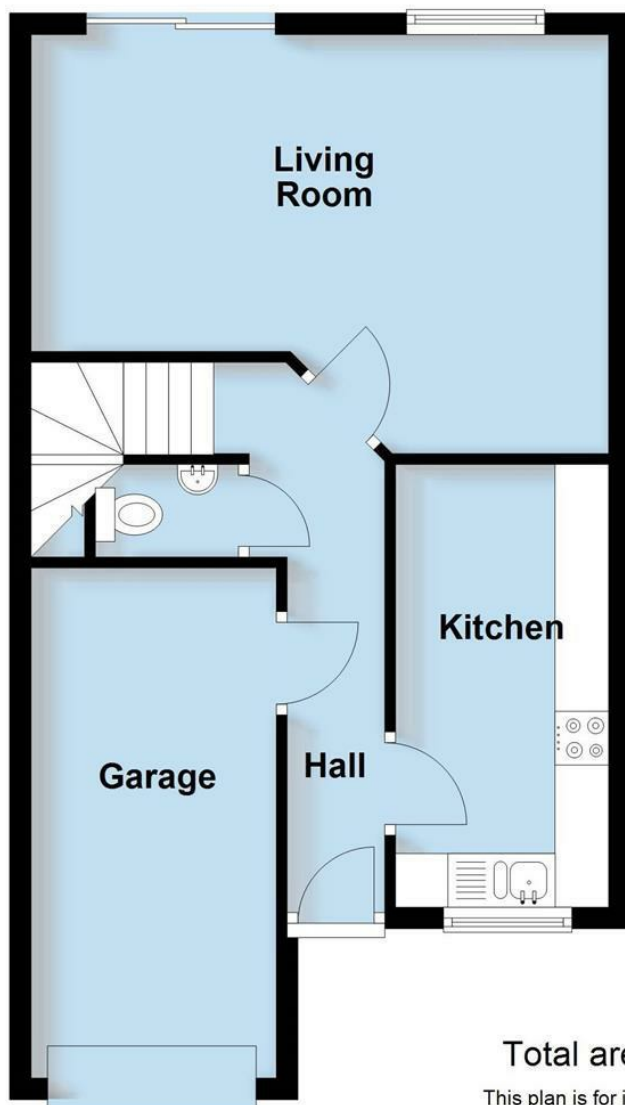
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

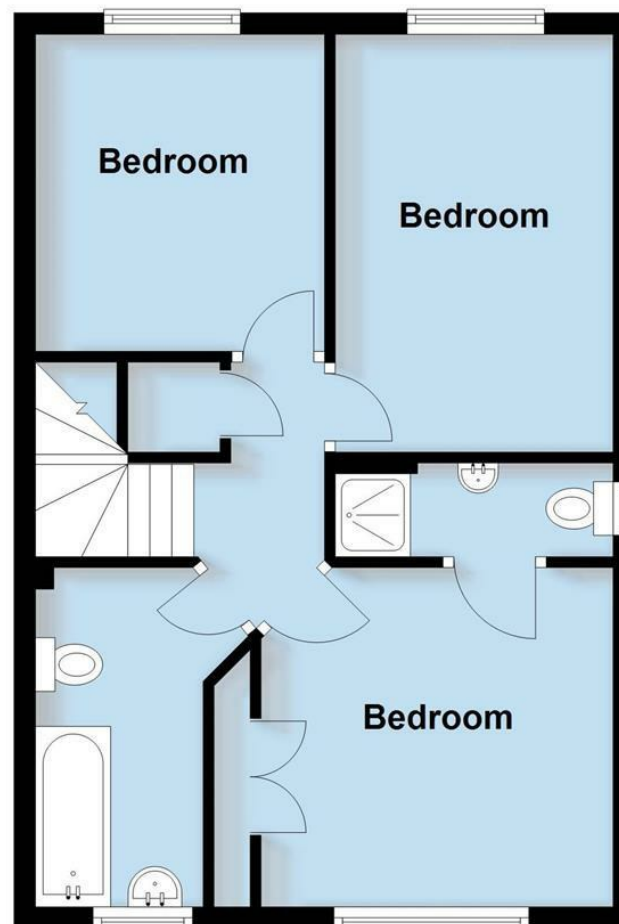
## Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 sq. feet)

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