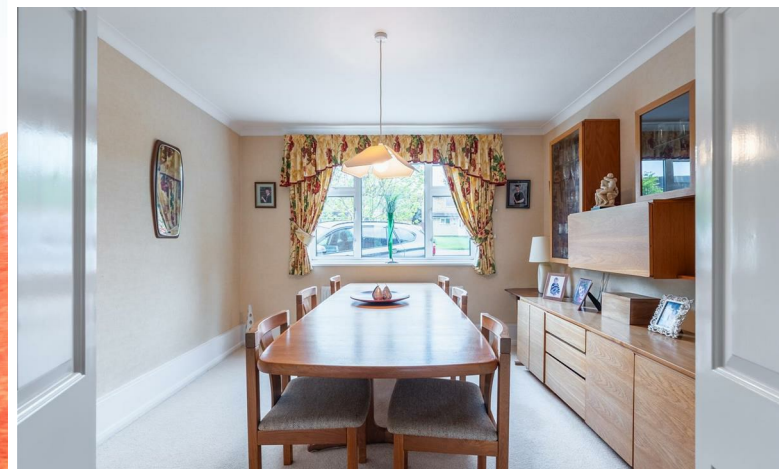






A five bedroomed detached family home with attractive rear garden. Located in this highly sought after road within the village of Radford Semele, conveniently located to Leamington,

Briefly Comprising

Recessed canopy porch, entrance hallway, ground floor cloakroom. Sitting room with patio doors to garden, dining room, breakfast kitchen, utility, family room. First floor landing, five bedrooms, master with en-suite shower room, family bathroom. Double glazing, gas radiator heating. Garage, driveway, front garden and good sized lawned and patiod rear garden.

Offchurch Lane

Has historically always been a highly desirable part of the village, offering easy access back into Leamington town centre, and also enjoying all the village with its own amenities has to offer as well.

This particularly property offers well-proportioned and flexible living on the ground floor, five bedrooms on the first floor and yet offers further scope for some updating. The property boasts a particularly attractive rear garden.

Viewing high recommended.

The Property

Is approached via driveway which in turn leads to...

Canopy Porch

With timber look upvc obscure leaded and stained double glazed entrance door to...

Entrance Hallway

With staircase to first floor landing, radiator, panelled doors to ground floor rooms. Door to...

Ground Floor WC

Via two steps leading down. Fitted with white low level WC, corner wall mounted wash hand basin, splashback tiling.

Dining Room (Front)

11'5" square (3.48m square)

With double glazed window to front elevation, radiator, coved cornicing, concertina doors connecting to...



Sitting Room

11'4" x 19'11" (3.45m x 6.07m)

With fireplace surround and inset gas fire, built-in TV and display plinths to side, coved cornicing, sliding double glazed patio doors to garden, double radiator, door to family room, doorway to...

Breakfast Kitchen

14'9" max x 14'5" max (4.50m max x 4.39m max)

Fitted with a range of timber fronted wall and base units, with granite look working surface over, inset four point gas hob with concealed filter hood over, double oven to side, concealed fridge/freezer, sink drainer unit with mixer tap, splashback tiling, downlighter points to ceiling, radiator, tiled

floor, double glazed window overlooking garden, two radiators. Door returning to hallway and further door to...

Utility

6'6" x 9'11" (1.98m x 3.02m)

With double glazed windows to front and side elevation, part double glazed door to side, matching wall and base units with working surface, sink drainer, space for washing machine and tumble dryer stacked, tiled floor, radiator.

Family Room

10'2" x 16'8" (3.10m x 5.08m)

With double glazed sliding patio door to garden, feature angled ceiling line with high level double glazed upvc window flooding the room with natural light, double radiator.



First Floor Landing

Being a split landing, hatch to roof space, double cupboard housing Worcester combination boiler with slatted shelf.

Bedroom One (Rear)

11'5" x 13'3" inc fitted furniture (3.48m x 4.04m inc fitted furniture)

With wardrobes to either side of bed position with high level storage over, built-in dressing with high level storage over, and additional wardrobe space, double glazed window to rear elevation, radiator. Door to...

Re-Fitted En-Suite Shower Room

With a white modern suite to comprise; corner shower



cubicle, low level WC, pedestal wash hand basin, downlighter points to ceiling, upvc double glazed window, chrome radiator towel rail, tiled floor.

Bedroom Two (Front)

11'5" inc fitted w'robes x 11'5" (3.48m inc fitted w'robes x 3.48m)

With double glazed window to front elevation, fitted wardrobes with high level storage over bed position, fitted desk and drawer unit, radiator.

Bedroom Three (Rear)

11'9" inc fitted w'robes x 9'1" (3.58m inc fitted w'robes x 2.77m)

With upvc double glazed window to rear elevation, double wardrobe with hanging and shelving, additional fitted cupboard, drawers and desk unit, radiator.

Bedroom Four (Side)

9'5" x 9'10" plus doorway (2.87m x 3.00m plus doorway)

With upvc double glazed window to side elevation, door to storage recess with plumbing for wash basin, radiator, double glazed window, fitted bookcase.

Bedroom Five (Side)

11'4" x 6'6" (3.45m x 1.98m)

With coved cornicing and radiator.

Family Bathroom

Fitted with a white suite to comprise; pedestal wash hand basin, low level WC, bath with wall mounted shower and control, full splashback tiling, radiator, double glazed window to front elevation.

Garage

8'7" x 14'11" (2.62m x 4.55m)

With twin timber look doors to front, power and light as fitted.

Outside (Front)

To the front of the property is a paved and gravelled shaped driveway providing plenty of off road parking. The remainder of the garden is laid to a combination of turf and gravel borders with herbaceous planting. Gated rear access to the side.

Outside (Rear)

Attractive lawned rear garden with mature herbaceous borders. Across the rear of the property is a brick block paved patio terrace with steps leading down to the remainder of the



garden and small feature pond. Block paved pathway leads approximately half way down the garden, and the garden is surrounded in the main by a combination of fencing and hedging. Large timber garden shed.

[Mobile Phone Coverage](#)

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

[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

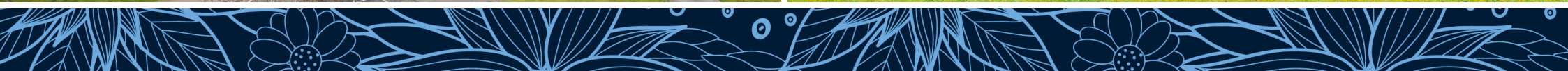
other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Council Tax](#)

Council Tax Band G.

[Location](#)

12 Offchurch Lane
Radford Semele
Leamington Spa
CV31 1TN





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

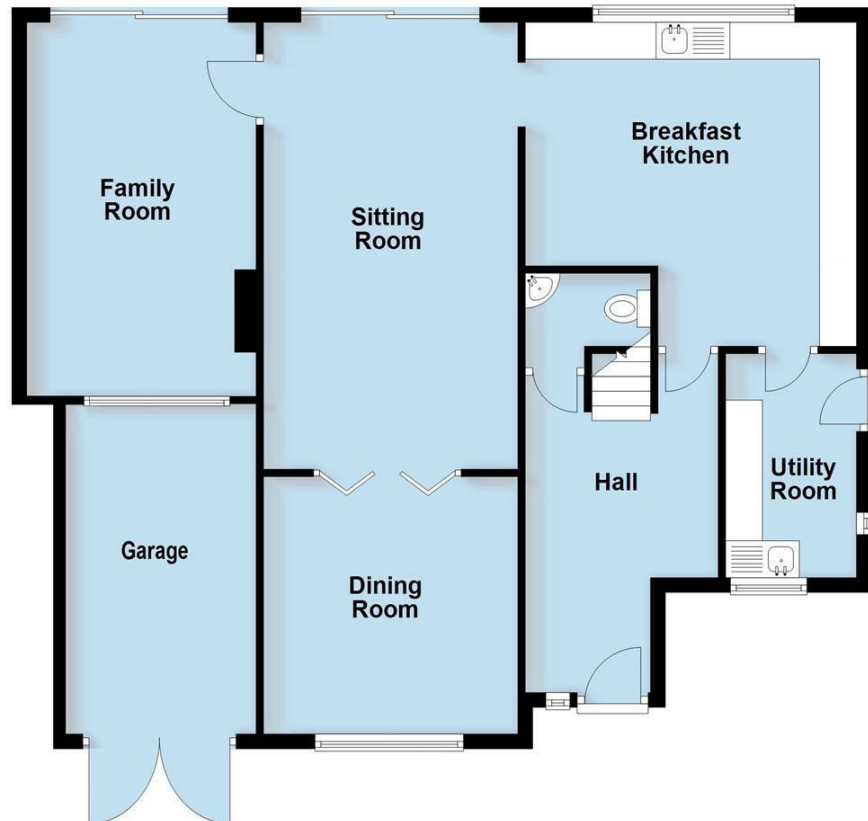
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

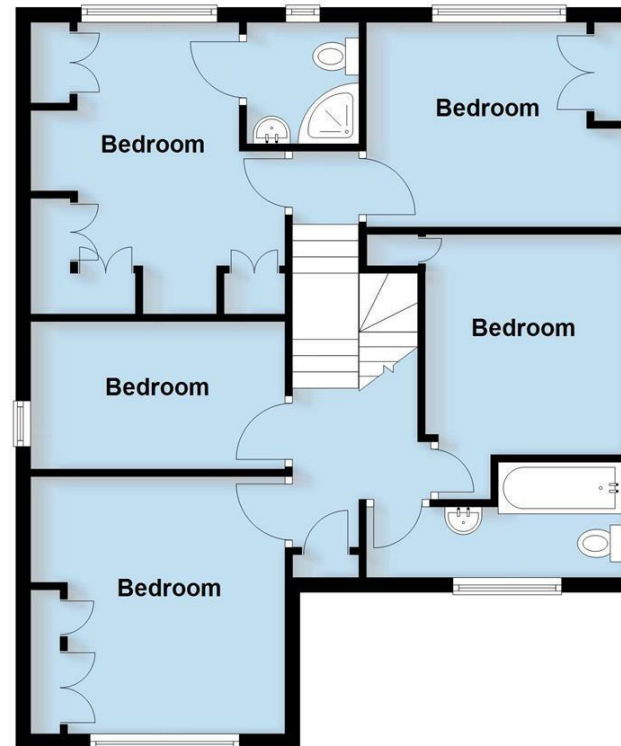
Ground Floor

Approx. 101.6 sq. metres (1094.0 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



Total area: approx. 169.5 sq. metres (1824.3 sq. feet)

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