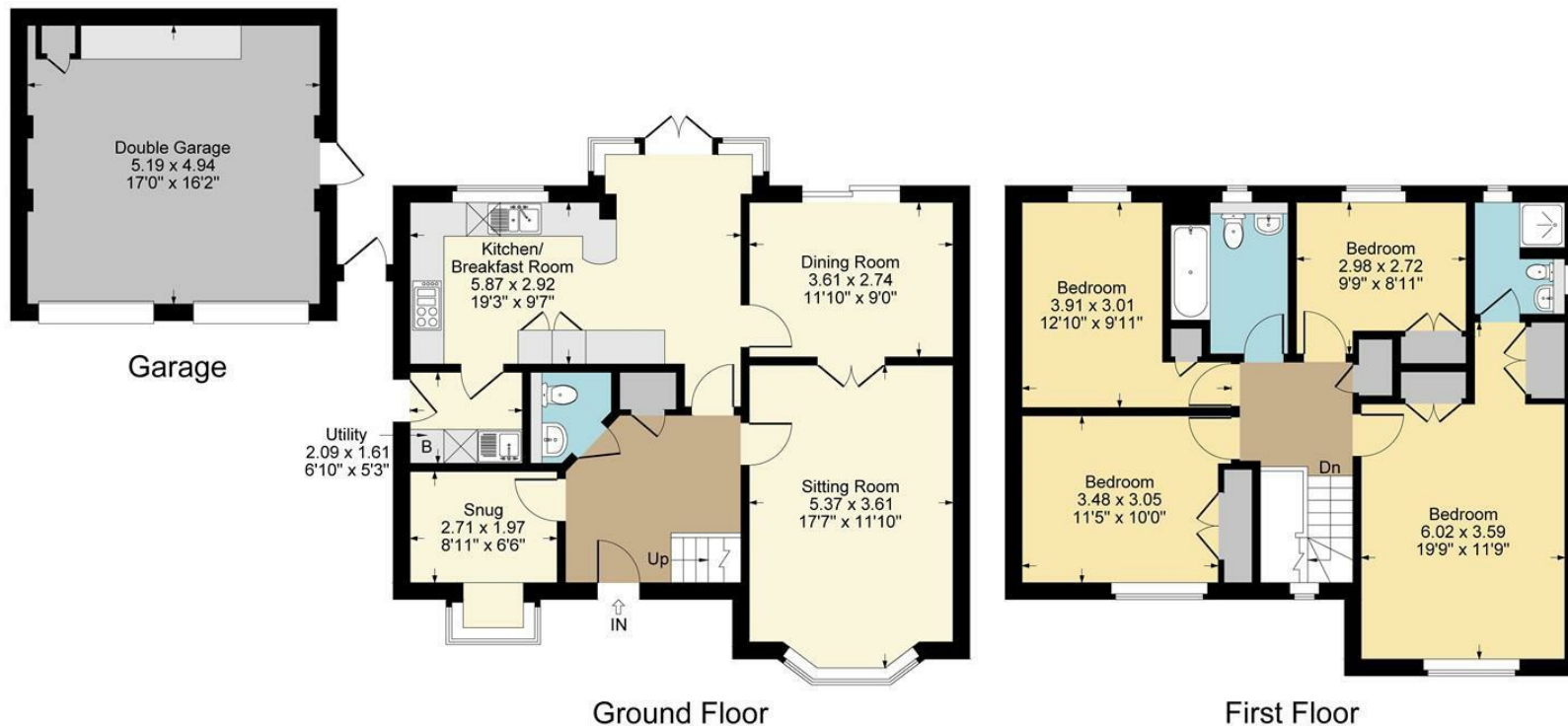


Peter Clarke



5 Medley Grove, Whitnash, Leamington Spa, CV31 2GA

5 Medley Grove, Heathcote, Leamington Spa



Approximate Gross Internal Area
 Ground Floor = 72.68 sq m / 782 sq ft
 First Floor = 69.83 sq m / 752 sq ft
 Garage = 25.63 sq m / 276 sq ft
 Total Area = 168.14 sq m / 1810 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- No Onward Chain
- Detached executive home
- Desirable location
- Four double bedrooms
- Three reception rooms
- Two bathrooms
- Fitted kitchen/breakfast room & utility room
- Detached double garage
- Driveway parking for two to three cars
- Mature rear garden



Guide Price £550,000

*** FOR SALE WITH NO ONWARD CHAIN***

An attractive prime executive four bedroom, three reception room detached home in need of a certain amount of decorative updating. Situated behind a wide fore-garden at the head of a cul-de-sac of similar properties within easy reach of Leamington Spa town centre and walking distance to local schools and amenities, Medley Grove is also well located for the motorway network.

ENTRANCE HALL

With door to the front, coats cupboard and stairs to the first floor.

GUEST CLOAKROOM

With WC and wash hand basin

SNUG

With bay window to front

SITTING ROOM

With bay window, feature fireplace and double doors through to the Dining Room

DINING ROOM

With patio doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

With wall and base mounted units electric Rangemaster cooker, free standing dishwasher, Sink drainer, window and patio doors to rear garden. Door leads through to the Utility Room.

UTILITY ROOM

With base units, washing machine and tumble dryer.

FIRST FLOOR

BEDROOM ONE

A generous room with window to the front, built in wardrobes and door to En-Suite Shower Room

EN SUITE SHOWER ROOM

Having Shower, WC and wash hand basin.

BEDROOM TWO

A double bedroom with window to rear and built in wardrobe

FAMILY BATHROOM

With bath having a shower over, WC and wash hand basin.

BEDROOM THREE

A double bedroom with window overlooking the rear garden and built in wardrobe

BEDROOM FOUR

A double bedroom with views to the front and built in double wardrobe

OUTSIDE

DETACHED DOUBLE GARAGE

Having power and light, twin doors and personnel door to side. There are a row of base units along the back wall.

PARKING

Driveway parking for two to three cars in front of the Garage.







GARDEN

A good sized mature garden with paved patio and sunken walled area. There is a good sized shed at the rear of the garage.

GENERAL INFORMATION

TENURE: We are informed the property is freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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