



EDGE HILL ROAD, LIGHTHORNE HEATH

complete 
SALES & LETTINGS





A 1950s terraced home which is situated in Lighthorne Heath, around 20 minutes South of Leamington Spa. The ideal starter home comprises; an entrance hall, lounge/diner, kitchen, utility, two double bedrooms and a bathroom. The property has LPG gas central heating and a large South facing garden. Offered No onward chain and is perfect for access to the M40 and Jaguar Landrover on your doorstep.



Its all in the details...

Entrance Hall

The timber entrance door leads into the hallway, which has timber effect LVT flooring. There's a feature wallpaper wall, radiator and modern entrance doors leading into the lounge diner. UPVC double glazed window and carpeted staircase leads to the first floor with an oak handrail.



Lounge Diner

Continuation of the timber effect luxury vinyl tiled flooring, feature wallpaper wall, plastered walls and ceiling with two light points. There is a two-column white traditional radiator, a uPVC double glazed window as well as two large uPVC double glazed French doors to the garden. There is an open fireplace with a tiled half. A small walkway we have under stairs storage cupboard and an open doorway through to the kitchen.

Kitchen

White gloss fitted kitchen with brush chrome handles and rolled top MDF beach worktops, a 1 & 1/2 bowl stainless steel sink with mixer tap, splash-back tiling, space and plumbing for a dishwasher, fitted oven, four ring electric hob, with glass splash-back and extractor over. There is a chrome towel radiator, tiled flooring, a UPVC double glazed window to the front elevation and an internal glazed door to the utility.



Utility

With white gloss fitted cupboards both high and low, with a large beach MDF worktop. Splash-back tiling, plumbing for a washing machine, timber glazed door to the front, tiled flooring, a timber glazed door to the garden and one to the kitchen.

Landing

Carpeted landing with a uPVC double glazed window, and carpets Housing the LPG boiler. Modern internal doors to the two bedrooms and bathroom.

Bedroom One

Spacious bedroom with two fitted wardrobes, a feature painted panelling, down-lights, a uPVC double glazed window overlooking the rear garden and one to the front. There is a radiator.



Bedroom Two

A double bedroom with stylish green painted walls, down-lighting, fitted wardrobe, radiator and a uPVC double glazed window overlooking the big garden.

Bathroom

Comprising of a bath with a bi-folding shower screen, mixer tap and electric shower. There is a toilet, vanity storage with handbasin and chrome mixer tap, uPVC double glazed window, chrome towel radiator and



tiled floor and part walls.

Rear Garden

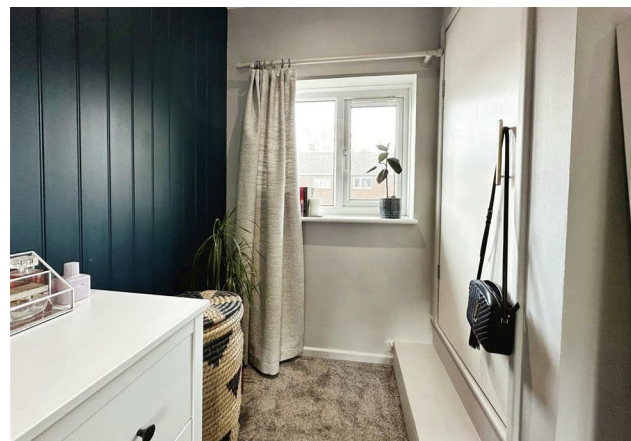
Good area of lawn, with a large stoned patio area which catches the South facing sunshine. There is a barked area with planted & bushes and a small central tree. There is a pleasant rear view with wire fencing of a small coppice on and embankment with plenty of trees.

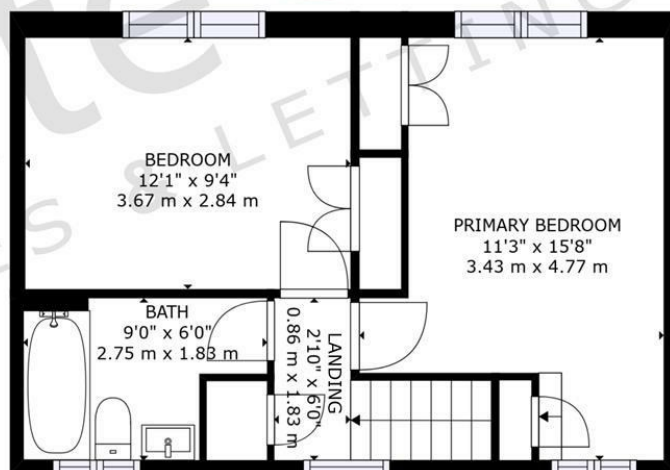
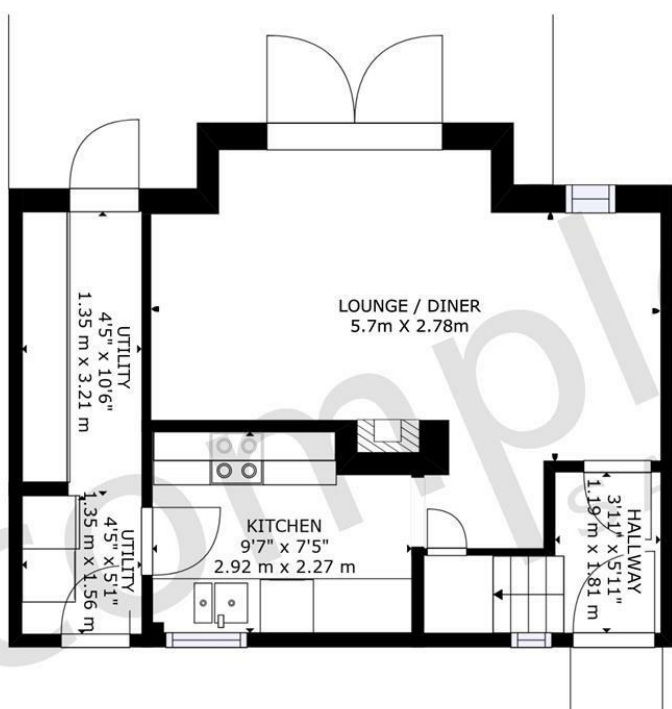
Front Garden

Lawn with pathways to the hallway door and utility door.

Location

Lighthorne Heath is a South Warwickshire village, with access to excellent transport links, as well as good local amenities and shopping facilities nearby. For commuters there is convenient access to the M40 - less than 2 miles away and providing routes to Oxford, Birmingham, Banbury and London. Coventry can also be reached in just under 30 minutes via the A46. Around a 15-minute drive from Kings Grove is Leamington Spa train station which serves a number of major destinations including Birmingham, London and Manchester. For those requiring international travel, Birmingham airport is just over 30 minutes away by car. Royal Leamington Spa is less than 15 minutes' drive from home and presents a treasure trove of specialist independent boutiques alongside well-known high street stores. With an impressive array of entertainment venues and restaurants, in addition to some of the country's best spas and salons.





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TOTAL: 763 sq. ft, 70 m2
FLOOR 1: 392 sq. ft, 36 m2, FLOOR 2: 371 sq. ft, 34 m2
EXCLUDED AREAS: PATIO: 384 sq. ft, 36 m2

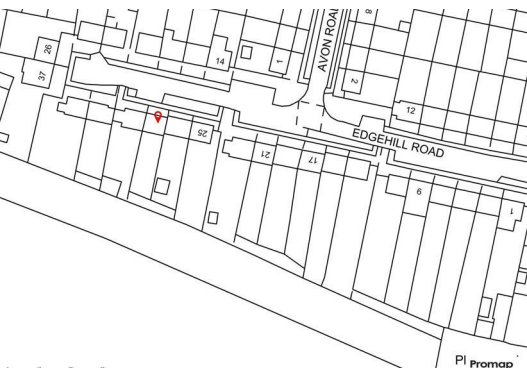
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





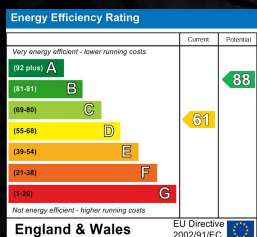
- A Terrace Home
- Hallway
- Kitchen
- Large Garden
- 1960's Built

- Two Double Bedrooms
- Lounge/Diner
- Utility
- Village Location
- No Chain



EDGE HILL ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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