



EDMONDSOTE ROAD, WEST LEAMINGTON

complete ●●●  
SALES & LETTINGS



*ACTUAL PLOT MAY VARY*



A generously proportioned 1950s semi-detached home, situated on the most generous plot, offering excellent potential for extension and development. Set in an attractive cul de sac, formed around a central area of green open space, while being close to the town centre and stunning parks and open spaces of Leamington Spa.

The property is entered into an entrance hall, where turning left leads to the generously proportioned and dual aspect living/dining room. At the rear there is a kitchen, which in turn leads to an under-stairs pantry and to the side passage. From the side passage there is access to a downstairs WC, what was formally a coal store, now a storage room, to the utility room and rear garden. The first-floor houses three well-proportioned bedrooms and a shower room.



Outside the property is positioned on a huge plot, the rear garden would allow significant extension and numerous outbuildings, without compromising this as a family space. At the front there is a lawned fore garden, while other people within the street have already laid this space to off-street parking.

It's in the detail...

#### Entrance Hall

Entered via a panel door, with inset partially obscured glazed panels, forming an arch. Original panel doors open into the living room, kitchen and from a meter cupboard, while stairs rise to the first floor. There is a ceiling mounted light point and a panel radiator.

#### Living/Dining Room

This generously proportioned, dual aspect space, was formally two separate rooms and is now open via an archway. There are French doors leading out to the rear garden and a double-glazed window to the front aspect, allowing a view over the fore garden and the central green, positioned in the middle of the cul-de-sac. The focal point of the living area is a fireplace with electric fire, while there are four wall mounted light points and a panel radiator. The dining area is positioned at the rear, this benefits from a serving hatch from the kitchen, a ceiling light point and a panel radiator.



#### Kitchen

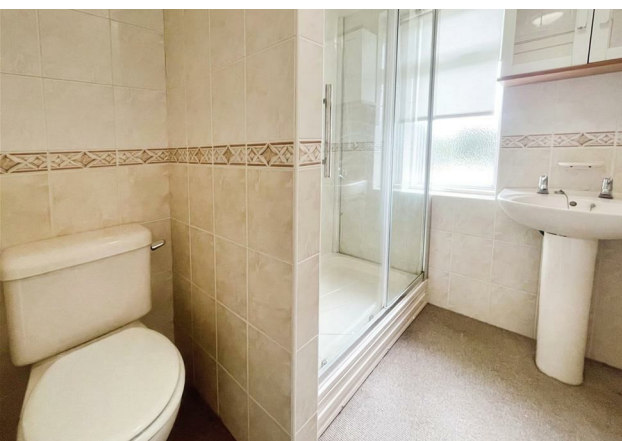
With a double-glazed window to the rear aspect, allowing a view of the rear garden from the kitchen sink. The kitchen is fitted with a complimentary range of base and eye-level kitchen cabinets, with a roll top work-surface above the base units. There is an inset stainless-steel sink/drainage and tiled splashbacks. An original panel door opens from the under stairs pantry, which contains wall mounted shelving. A further panel door, with an inset partially obscured glazed panel, leads from the side passage. There is a ceiling mounted light point and a panel radiator.

#### Side Passage

This can be entered from the kitchen, from the front of the property via a ledged gate or from the rear garden via a partially obscured glazed door, with a high-level window above. Ledged doors lead to a WC, a former coal store and utility room. There is a wall mounted light point.

#### Utility Room

With a double-glazed window to the rear aspect. There are wall mounted storage cabinets, a marble effect work surface, with an inset stainless steel hand basin and tiled splashbacks. There is a wall mounted boiler for the gas central heating system and a wall mounted light point.

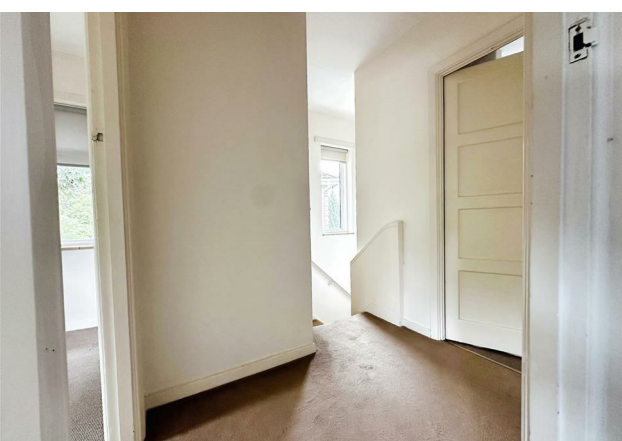


#### Former Coal Store

With a ceiling mounted light point and wall mounted shelving.

#### Downstairs WC

With a partially obscured double-glazed window to the front aspect, being fitted with a push-button operated low-level flush WC and a hand basin, mounted on a vanity unit. There is a wall mounted light point and tiled splashbacks.



#### First Floor Landing

With a double-glazed window to the side aspect, positioned above the stairs, there are original panel doors radiating to the three bedrooms and to the shower room. There is a ceiling mounted light point and an excess hatch to the loft.



#### Bedroom One

Being a generously proportioned double room, with a double-glazed window to the rear aspect, allowing a view over the rear garden. There is a ceiling mounted light point and a panel radiator.

#### Bedroom Two

Being a double room, with a double-glazed window to the front aspect, whilst being fitted with two double wardrobes containing hanging space and with high-level cupboards above. There is a ceiling mounted light point and a panel radiator.

#### Bedroom Three

Being a single room, with double-glazed windows on both the side and rear aspects. Double doors open from a large airing cupboard/wardrobe which contains an emersion tank, slatted shelving and hanging space. Above this there is a high-level cupboard, containing a water tank and allowing further storage space. There is a ceiling mounted light point and a panel radiator.

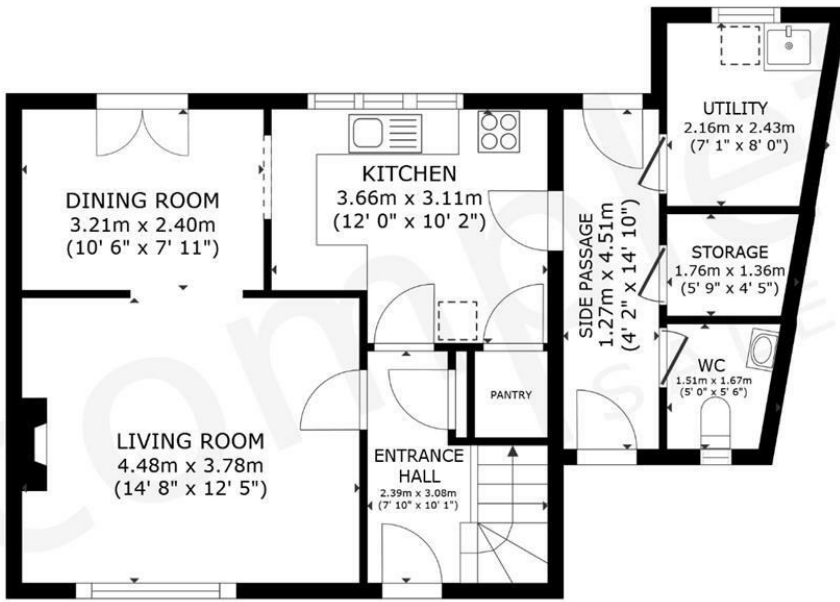
#### Family Shower Room

With a partially obscured double-glazed window to the front aspect, whilst being fitted with a three-piece white shower room suite. This comprises of a double shower, with a glazed screen, a pedestal sink and a low-level flush WC. The room is fully tiled with an inset border, there is a wall mounted extractor, a wall mounted medicine cabinet. There is a ceiling mounted light point and a panel radiator.

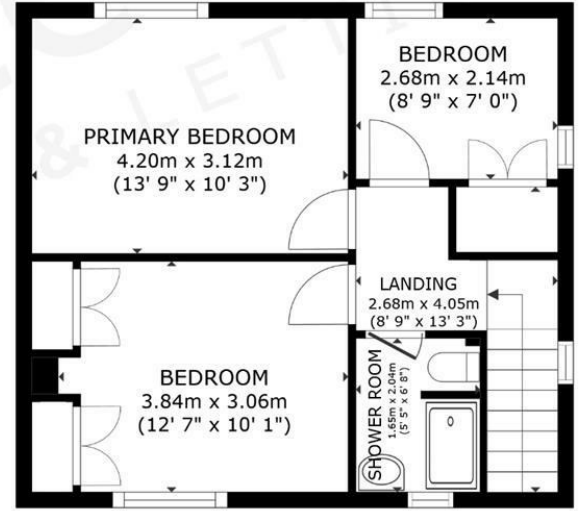
#### Front Garden

Arranged around a central garden lawn, with areas of hedging on both the front and side boundaries. A shared footpath runs down the right-hand boundary, this then passes across the front of the property, leading to the storm porch above the front door, while its





FLOOR 1



FLOOR 2

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**GROSS INTERNAL AREA**  
 FLOOR 1 68.4 sq.m. (737 sq.ft.) FLOOR 2 43.8 sq.m. (472 sq.ft.)  
 TOTAL : 112.3 sq.m. (1,208 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



continuation leads to the front entrance to the side passage. The president having already been set, with other houses within the cul-de-sac, having laid their fore gardens as off-street parking.

**Rear Garden**

Offering excellent scope for development or for positioning outbuildings, the rear garden is huge! It is largely laid to lawn, surrounded by herbaceous borders and interspersed with mature trees. Adjacent to the rear of the property, there is a small area of patio, which leads into a footpath, which passes a workshop, then leads towards the rear section of the garden.

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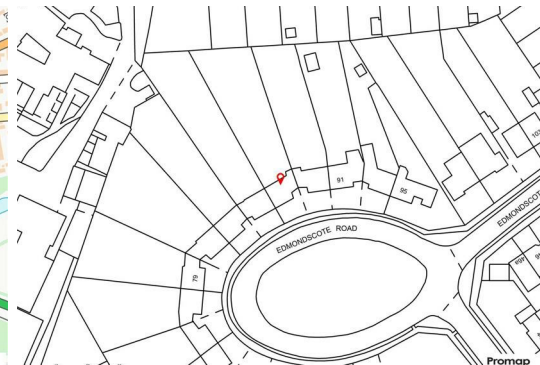
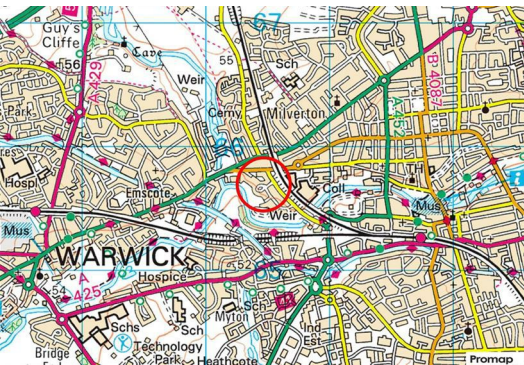
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 Attract more qualified buyers!



- 1950s Semi-Detached Home
- Attractive Cul de Sac, with Central Green
- Dual Aspect Living/Dining Room
- Downstairs WC, Utility, Store Room
- Shower Room
- Huge Plot, Offering Excellent Potential
- Close to Town Centre & Parks
- Seperate Kitchen
- 3 Bedrooms
- Front Garden & Huge Rear Garden



## EDMONDSCOTE ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		85
A (92 plus)		
B (81-91)		
C (69-80)		64
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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