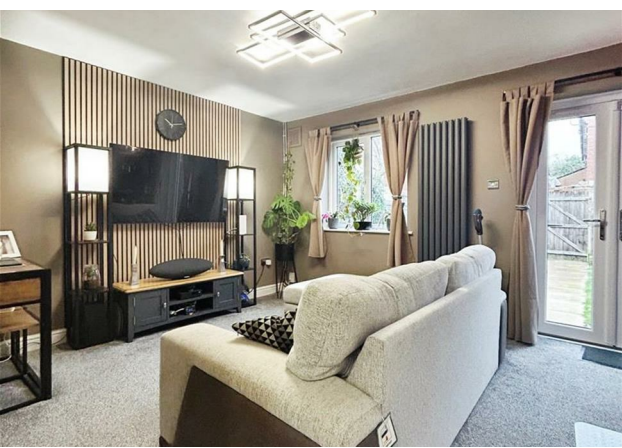
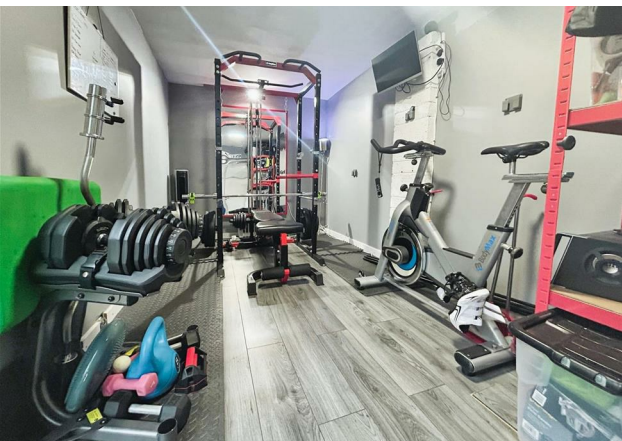




BRAKESMEAD, SOUTH LEAMINGTON

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SALES & LETTINGS





This semi detached property in South Leamington Spa is a true gem that must be seen to be fully appreciated. The property boasts a warm and inviting atmosphere, making it an ideal home for couples or individuals seeking comfort and convenience.

One of the standout features of this residence is its proximity to local amenities. Residents will find themselves just a stone's throw away from a variety of shops and recreational facilities, ensuring that daily necessities and leisure activities are easily accessible. This prime location not only enhances the lifestyle of its occupants but also adds to the overall appeal of the property.

The house itself offers a cosy layout, providing ample room for relaxation. With a well-proportioned living area it is perfect for or enjoying quiet evenings at home. The natural light that floods through the windows creates a warm and welcoming environment, making it a pleasure to come home to.

In summary, this property in Brakesmead is a wonderful opportunity for those looking to settle in a quiet cul de sac location with all the conveniences of modern living. Its combination of charm, space, and location makes it a must-see for anyone in the market for a new home. Do not miss the chance to explore this lovely house.

Entrance Hall

A UPVC entrance door with side window leading to the hallway with laminate wood flooring, central heating radiator, doors to the kitchen and lounge. Stairs to the first floor bedrooms and bathrooms.

Kitchen

To the front of the property with tiled flooring, a range of wall and base units and drawers, stainless steel sink, drainer with mixer tap over, gas hob and electric oven, complementary work surfaces, stainless steel extractor fan, tiled splashback and space for washing machine, dishwasher and fridge freezer.

Lounge

Fully carpeted lounge with double glazed window and double patio doors leading to the garden and garage. Contemporary vertical wall mounted radiator, media wall acoustic panelling and under stairs storage cupboard.

First Floor Landing

Fully carpeted stairs and landing with two large storage cupboards, double glazed window to the side elevation and doors leading to bathroom, primary bedroom and second bedroom.

Bathroom

Fully tiled family bathroom with obscured double glazed window, bath with shower screen and overhead shower, low level flush WC ceramic wash basin and wall mounted towel radiator.

Primary Bedroom

Good sized primary bedroom with large double glazed window to the front elevation, central heating radiator, ceiling light point and fully carpeted.

Second Bedroom

Currently used as a single guest bedroom but would also be a perfect home office, having a double glazed window to the rear elevation, central heating radiator, ceiling light point and fully carpeted.

Rear Garden

Spacious, and fully enclosed rear garden with lawned area and raised decking area with plug sockets, wall trellis and decking lighting, an electric awning perfect for the summer months and rear gate access to driveway and door to the garage.

Garage

New insulated garage door and flooring with lighting and power, currently used as a home gym with pedestrian access from the garden and driveway.

Location

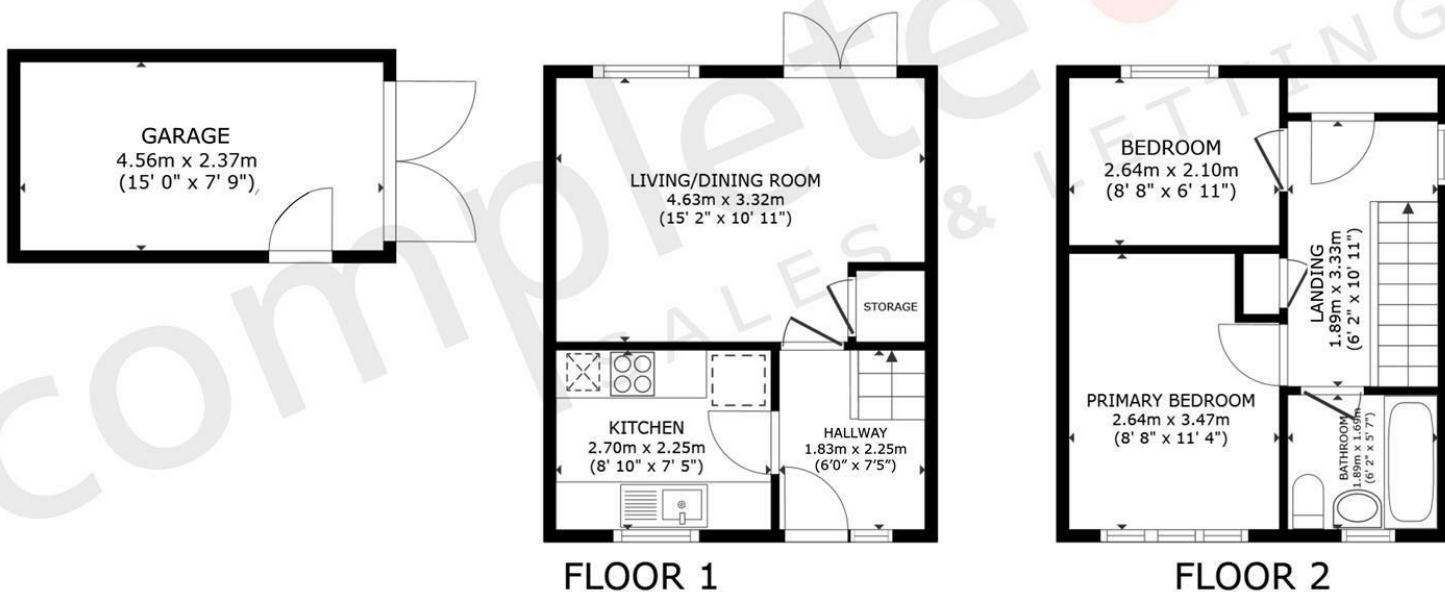
The property is located in a cul-de-sac just off Tachbrook Road in the



popular suburb of Whitnash, on the southern outskirts of Leamington Spa. The property is within easy reach of a range of local amenities, including shops, restaurants, and schools, as well as the charming and historic town centre of Leamington Spa, which is just a short walk away. Whitnash is known for its strong sense of community and family-friendly atmosphere and offers a variety of green spaces and parks for outdoor activities, such as the Whitnash Park and the Coventry Way Footpath. The location also provides excellent transport links, with easy access to the M40 motorway and nearby railway stations, which offer regular services to Birmingham, Coventry, and London. Overall, Brakesmead offers a peaceful and convenient setting, ideal for families or professionals looking for a comfortable and well-connected home.

Leamington Spa Train Station (Walk) 15 mins
Birmingham Airport (Drive) 30 mins
London Marylebone Station (Rail) 1hr 21mins





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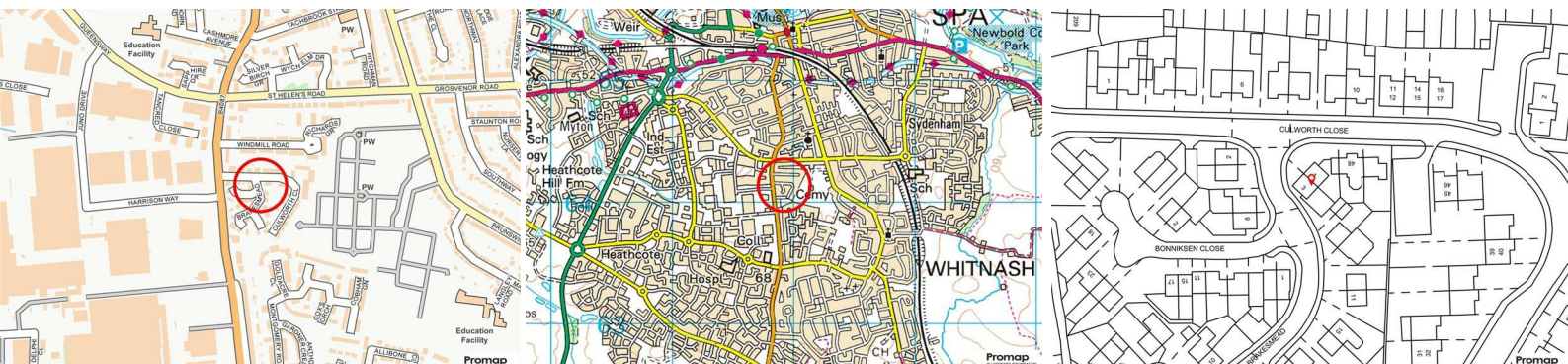
GROSS INTERNAL AREA
FLOOR 1 37.1 m² (399 sq.ft.) FLOOR 2 26.3 m² (283 sq.ft.)
TOTAL : 63.3 m² (682 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



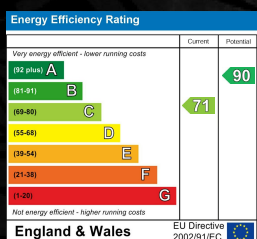


- Semi Detached
- Two Bedrooms
- Recently Updated And Modernised
- Corner Plot
- Kitchen
- Garage And Driveway Parking
- Front And Rear Gardens
- Close To Train Station And Town Centre
- South Easterly Facing Garden
- Ideal For First Time Buyers



BRAKESMEAD, LEAMINGTON SPA

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



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