



HEATHCOTE ROAD, WHITNASH

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SALES & LETTINGS





An elegant 1930s semi-detached residence, gracefully elevated on sought-after Heathcote Road in Whitnash. This charming home is offered with no onward chain and has recently undergone redecoration, including the addition of new roof tiles. The generous interior features a welcoming entrance hallway, bay-fronted lounge diner, garden room/conservatory, utility space, three well-proportioned bedrooms, and a family bathroom. Externally, a block-paved driveway offers parking for 3–4 vehicles, complemented by a spacious rear garden. While some cosmetic updating (such as flooring) would enhance the home further, it presents beautifully as is. Ideally positioned for excellent local amenities, respected schools, and superb connectivity to the M40, Jaguar Land Rover, and Leamington Spa train station.

It's in the details...

Hallway

A uPVC double glazed door with matching arched windows into the very spacious hallway, which has two wall lights, being recently decorated, coving, open storage under the stairs and a radiator. There is a door through to the open-plan kitchen diner.



Kitchen Diner

Fitted with a white suite comprising brushed chrome handles, dark worktops, a single bowl stainless steel sink with mixer tap and a drainer. There is space for a dishwasher, there is a fitted oven, a four-ring gas hob and an extractor over. UPVC double glazed window, tiled splashback, a large area suitable for a dining table, a radiator and uPVC double sliding doors to the conservatory/garden room. Door through to utility area and a large square opening through to the living room.



Living Room

There is a uPVC double glazed bay window to the front, a radiator, coving and an open brick fireplace.

Conservatory/Garden Room

UPVC double glazed windows and French doors to the garden. There is a clad ceiling, with two Velux windows and vinyl flooring.



Utility

Which has uPVC double glazed doors to the front and the rear. UPVC double glazed window, electrics, an extractor and plumbing for a washing machine.

Landing

Freshly decorated with a uPVC double glazed window to the side, modern painted doors through to the three bedrooms and bathroom.

Bedroom One

A spacious double bedroom with a uPVC double glazed bay window to the front, fitted wardrobe and a radiator.



Bedroom Two

A spacious double bedroom with a uPVC double glazed window to the rear and there is a radiator.

Bedroom three

Single bedroom, with a uPVC double glazed window to the front and a radiator.



Bathroom

Fitted with a white suite comprising a bath with glass shower screen, chrome taps and an electric shower. Pedestal hand wash basin with a chrome mixer tap, a toilet, an extractor, radiator, a uPVC double glazed window and a wall-mounted Baxi boiler.

Rear Garden

A good-sized rear garden, with timber fencing, a large area of patio and lawn. There is a shed.

Front & Parking

There is a block paved drive at the front of Parking 3 to 4 cars, a slated area and retained areas to plant.

Location

Situated within Whitnash just South of Leamington Spa, this family home sits close to an abundance of local amenities including; Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, Heathcote Junior School, post office, pub houses, medical centre, church and many local shops. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also offers a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience.





GROSS INTERNAL AREA
 FLOOR 1: 624 sq. ft, 58 m², FLOOR 2: 434 sq. ft, 40 m²
 TOTAL: 1,058 sq. ft, 98 m²

EXCLUDED AREAS: PATIO: 1,522 sq. ft, 141 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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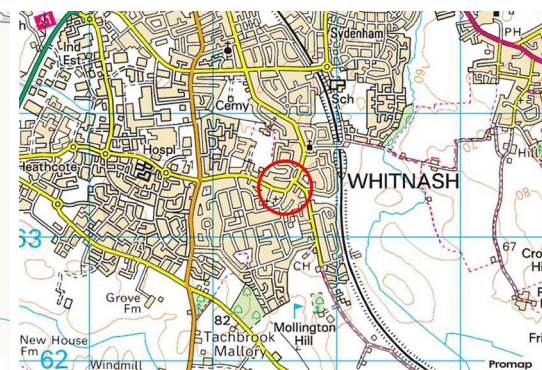
The Leamington Property Expert





- 1930's Semi Detached
- Large Hallway
- Lounge/Diner
- Upstairs Bathroom
- New Roof Tiles

- Three Bedrooms
- Bay Fronted Living Room
- Utility & Conservatory/Garden Room
- Rear Garden & Block Paved Drive
- No Chain



HEATHCOTE ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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