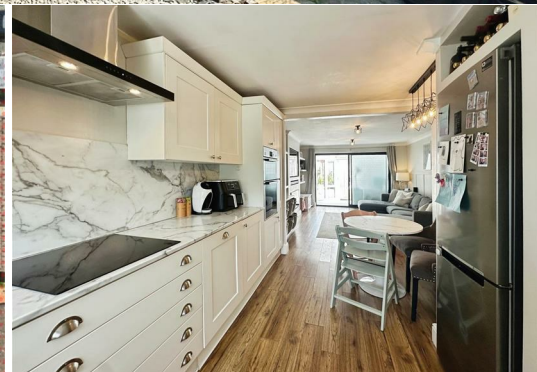
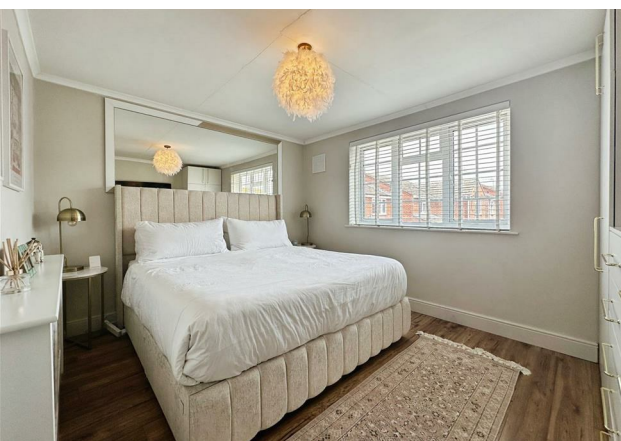




SLADE MEADOW, RADFORD SEMELE

complete ● ● ●
SALES & LETTINGS





A very stylish end terrace home built in 1980's in the popular village of Radford Semele. This property comprises: entrance hall, an open plan modern grounded floor space - kitchen lounge diner and a conservatory. On the first floor three bedrooms and a bathroom. Other benefits include off road parking, an en-bloc garage and a low maintenance landscaped rear garden. The village is very popular, with an active community, a local primary school and having good access to the Leamington train station.

It's in the details...

Entrance Hall

A painted timber entrance door with double glazed window leads into the hallway, which has timber effect flooring, a radiator, fitted storage cupboards and a door through to the open plan kitchen lounge diner. There's a painted staircase with carpet runner and carpet bars.

Kitchen

A stylish matte white kitchen with brushed chrome cup handles & door knobs. There's a marble effect worktop, a four ring induction hob with an extractor over. A deep stainless steel sink with surface mounted flexible mixer tap. Integrated dishwasher, fitted washing machine, bin housing and a double fitted oven. There's a uPVC double glazed window to the front, coving, recess for an upright fridge freezer and a large opening through to the living room.

Lounge Diner

Grey timber effect laminate flooring, a media wall with an electric fire, sound bar recess and TV recess. There is coving, a feature half wall panelled wall, tall white radiator and a storage cupboard under the stairs. Large double glazed sliding doors to the conservatory.

Conservatory

UPVC double glazed units with French doors for the garden. There's a polycarbonate roof and vinyl floor.

Landing

Timber effect flooring, a storage cupboard Housing the electric hot water tank, doors to the three bedrooms and bathroom. Loft hatch to the part board loft.

Bedroom One

Spacious double bedroom which is full width of the property and has timber effect laminate flooring, radiator and a uPVC double glazed window. With fitted wardrobes and drawers.

Bedroom Two

A full bedroom with a uPVC double glazed window to the front there is a radiator and decorated in a children's theme.

Bedroom Three

A single bedroom which is decorated in children's theme with jungle wallpaper and half height panelled effect walls. There is a radiator, timber effect flooring and a uPVC double glazed window to the side.

Bathroom

A stylish bathroom comprises of a deep white bath with mono-bloc chrome mixer tap, a bi-folding glass shower screen, with a mains rainfall thermostatic shower and a hand held attachment. There is a concealed waste toilet with chrome flush push button, built-in storage, a chrome towel radiator and a surface mounted sink, with a mixer tap. Down-lights and a uPVC double glazed



window polished tiling to water sensitive areas.

Rear Garden

Landscaped to include painted decking, artificial lawn and retained children's area with bark. The garden is retained by timber fencing and has a gate to the side passage.

Front

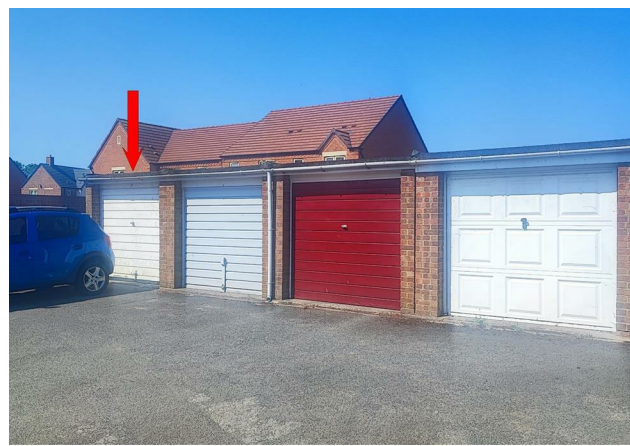
Front is white stoned for parking one car.

Garage

En-Bloc

Location

Slade Meadow is conveniently located in the Radford Semele, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon. The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a post office. There is a Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.

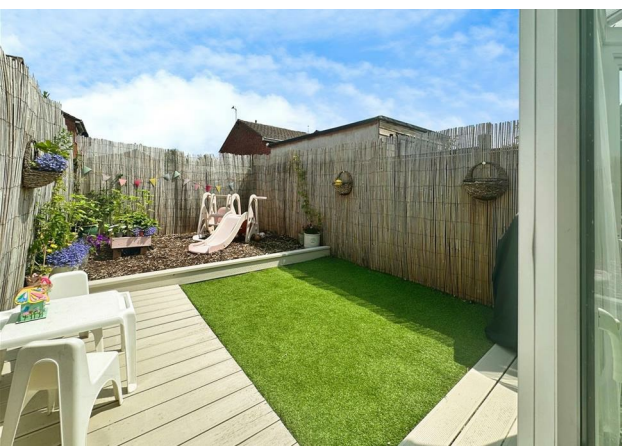




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GROSS INTERNAL AREA
 FLOOR 1: 511 sq. ft, 47 m², FLOOR 1: 369 sq. ft, 34 m²
TOTAL: 880 sq. ft, 81 m²
 EXCLUDED AREA: PARKING: 242 sq. ft, 22 m², GARDEN: 282 sq. ft, 26 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

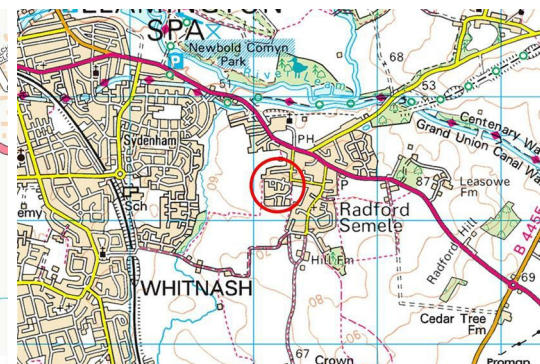
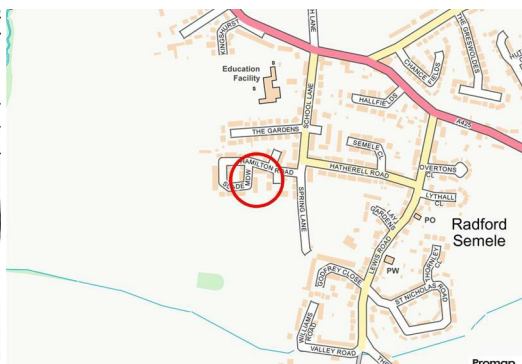
The Leamington Property Expert





- End Terrace- Open Plan
- Three Bedrooms
- Conservatory
- Off Road Parking
- En-Bloc Garage

- Built 1980's
- Kitchen Lounge Diner
- Stylish Bathroom
- Low Maintenance Garden
- Village Location



SLADE MEADOW, 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 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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