



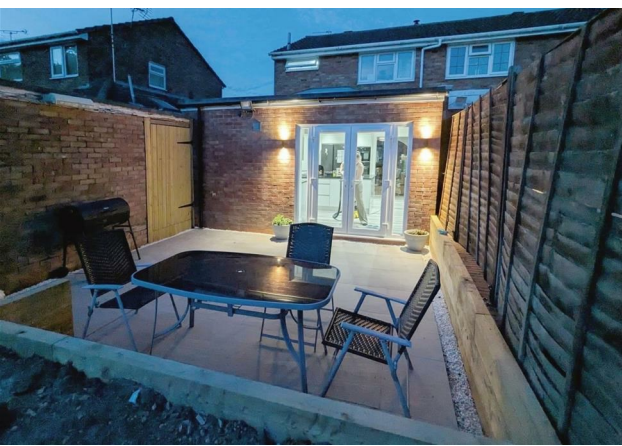
ROWLEY ROAD, WHITNASH

complete  
SALES & LETTINGS









A fabulous and thoughtfully extended 1980s semi-detached family home, ideally located in the heart of Whitnash, just a short walk from both St Margaret's and St Joseph's schools. This stylishly upgraded home offers spacious and flexible living accommodation, comprising an inviting entrance hall, a cosy living room with a feature log-burning stove, a formal dining room, a useful ground floor shower/utility room, and a stunning kitchen breakfast extension with roof lantern, flooding the space with natural light. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the beautifully landscaped rear garden features a newly laid patio—perfect for entertaining—while the front provides a newly installed block-paved driveway, a carport, and a garage. Whitnash remains a popular area for families and professionals alike, offering excellent access to the M40, Jaguar Land Rover, and Leamington Spa train station with direct services to London and Birmingham.

It's in the details...

#### Entrance Hall

A modern composite entrance hall with four frosted windows and a matching side uPVC double glazed frosted window into the hallway which has timber effect laminate flooring, a radiator, coving, a carpeted staircase leads to the first floor and a painted panel door leads into the living room

#### Lounge

With a continuation of the timber effect laminate flooring, there is coving, a radiator, a UPVC double glazed bow window with a deep shell. Brick central fireplace with a large wood-burning stove with a slate hearth. A large archway leads through to a dining room.

#### Diner

Continuation of the timber effect laminate flooring, a radiator, coving, a large open walkway through to the extended kitchen diner and a door through to the shower room.

#### Ground Floor Shower Room/Utility

Grey timber effect luxury vinyl tiling, a quadrant shower enclosure with glass sliding doors that have black trims. Rainfall thermostatic shower, with a handheld attachment. A vanity unit with a ceramic sink and mixer tap. A toilet, an extractor, a bi-folding door to the under-stairs storage cupboard, a uPVC double glazed door to the carport. There is a unit with space and plumbing for a washing machine and dryer with further storage.

#### Breakfast Kitchen

Timber effect luxury vinyl flooring, gloss grey handleless kitchen with black quartz worktops and a large centre island with storage either side and a breakfast bar lip for four barstools and also power. There is a sunken black sink with an engraved drainer and an instant boiling water tap. There's an AEG induction hob with extractor over, fitted dishwasher, bin Housing, corner pantry cupboard, a fitted AEG oven and a fitted AEG microwave combination oven. Housing for an American-style fridge freezer and a modern two column radiator, downlights, a large skylight/lantern with a uPVC double glazed window to the side and the uPVC double glazed French doors to the new patio with matching side windows.

#### Landing

A carpeted landing, with a uPVC double glazed window, coving, loft hatch and doors through to the three bedrooms and shower room. Airing cupboard with the Worcester gas boiler.

#### Bedroom One

A double bedroom with a uPVC double days window overlooking the garden. There is a radiator and coving.

#### Bedroom Two

A double bedroom with fitted wardrobes, a radiator, coving and a UPVC double glazed window to the front elevation.

#### Bedroom Three

A single bedroom with a radiator and a UPVC double window.

#### Bathroom





A stylish bathroom which has been tiled with grey tiling, there is a white bath with mono block mixer tap, a rainfall thermostatic shower with handheld attachment and a glass shower screen. There is a toilet, handbasin with vanity storage and mixer tap and a high-level uPVC double glazed window. Chrome towel radiator.

#### Rear Garden

Newly laid stylish patio with sleeper retained lawn with steps to the very good sized rear garden, which is included with timber fencing.

#### Car Port

We have timber gates to the front and corrugated canopy and tiled flooring

#### Garage

A brick garage, with timber doors side and front.

#### Car Port

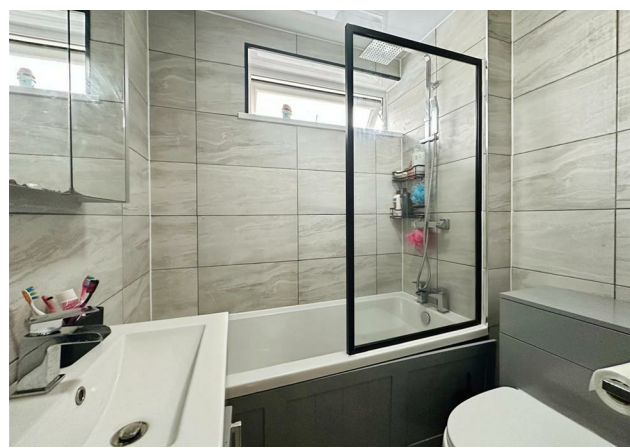
With a corrugated roof and doors to the front.

#### Front & Parking

Newly laid block paved drive.

#### Location

Situated within Whitnash, which is a suburb 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, a post office, pub houses, a medical centre, a 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.







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GROSS INTERNAL AREA  
FLOOR 1: 679 sq. ft, 63 m<sup>2</sup>, FLOOR 2: 371 sq. ft, 34 m<sup>2</sup>  
TOTAL: 1,050 sq. ft, 97 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 712 sq. ft, 66 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

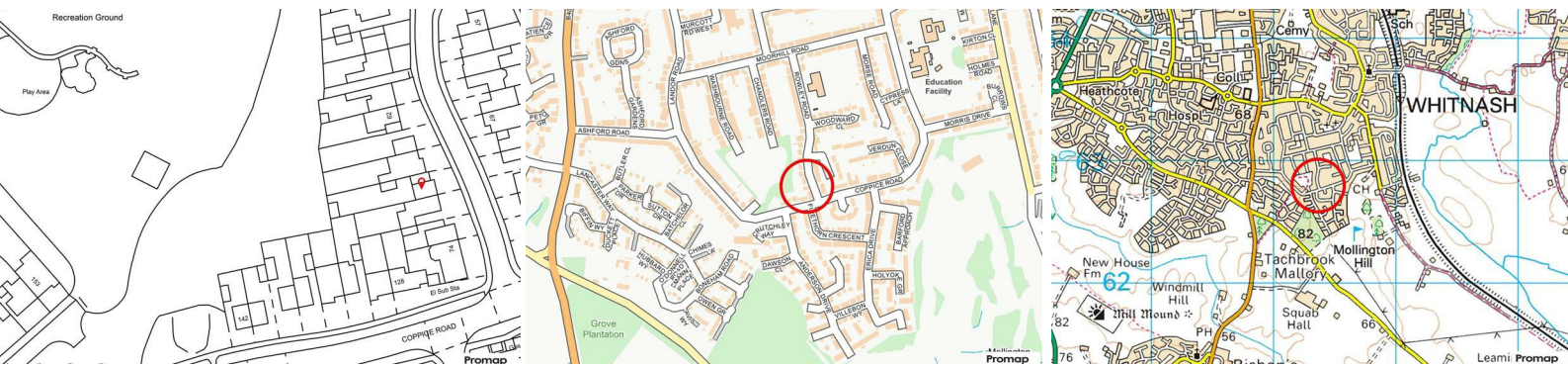






- A 1980's Semi Detached
- Three Bedrooms
- Dining Room
- Ground Floor Shower/Utility
- Car Port & Garage

- A Stylish Extended Home
- Lounge With Log Burner
- Glass Lantern Kitchen Breakfast
- Large West Facing Garden
- New Block Paved Drive



## ROWLEY 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			
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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