



CORIOLANUS SQUARE, HEATHCOTE

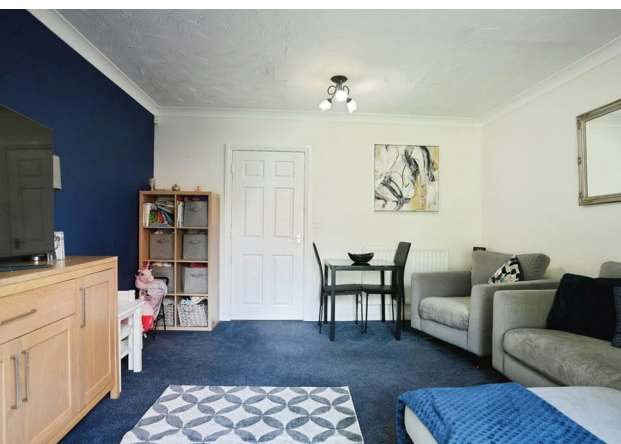
complete ● ● ●  
SALES & LETTINGS



**RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT**







Complete are pleased to offer for sale this modern Redrow built, modern, three bedroom townhouse. Situated within the Warwick Gates area of Leamington Spa. The property itself is arranged over three floors and comprises: entrance hall, guest cloakroom, lounge & fitted kitchen. Upstairs are three bedrooms, en-suite shower room and family bathroom. Outside the property is a garden with gated side access, a single garage and driveway.

#### Entrance Hall

Welcoming you into the home is a striking solid wood front door with obscured glass panels, complemented by a double-glazed side window that fills the space with natural light. The light wood-effect laminate flooring enhances the bright, modern feel, while a central heating radiator ensures year-round comfort. A stylish wood balustrade leads to the upper floor, with access doors to the guest WC, kitchen, and living room.

#### Guest WC

Conveniently located off the entrance hall, the guest cloakroom features a ceramic hand basin with tiled splashback, low-level flush WC, and a central heating radiator.

#### Kitchen

Fitted with a range of base and wall units complemented by coordinating drawers and tiled splashbacks. Features include a four-ring gas hob, cooker space, and designated areas for a washing machine and fridge/freezer. A Worcester boiler provides central heating, while a ceiling light, central heating radiator, and double-glazed window to the front aspect complete the space.

#### Living Room

A generously sized living space, newly carpeted for a fresh finish. The room offers flexibility for both relaxation and dining, with ample space for a dining table. Additional features include two ceiling light points, a central heating radiator, and patio doors opening directly onto the rear garden.

#### Landing

A newly carpeted landing with painted wooden balustrade, offering access to two bedrooms, the family bathroom, and stairs leading to the third-floor accommodation. Additional features include a storage cupboard, two ceiling light points, and double-glazed windows at each end of the landing, flooding the space with natural light.

#### Bedroom Two

A well-proportioned double bedroom, fully carpeted and offering space for wardrobes, dressing table, and additional furnishings. Features include a ceiling light point, central heating radiator, and a double-glazed window overlooking the rear elevation.

#### Bedroom Three

A comfortable double bedroom, fully carpeted and featuring a ceiling light point, central heating radiator, and double-glazed window to the front elevation. Versatile in use, this room is ideal as a guest bedroom, home office, or child's bedroom.

#### Family Bathroom

A part-tiled family bathroom fitted with a white ceramic pedestal hand wash basin, low-level flush WC, and bath with shower over. Additional features include a central heating radiator and extractor fan.





### Primary Bedroom

On the third floor, a spacious double bedroom, fully carpeted and benefiting from a ceiling light point, central heating radiator, and Velux window to the rear elevation. The room also enjoys the advantage of a private en-suite accessed directly from the bedroom.

### En Suite

A generously sized en-suite bathroom, fitted with a white ceramic pedestal hand basin, low-level flush WC, and shower enclosure. Finished with part-tiled walls, extractor fan, ceiling light point, and central heating radiator. An obscured glass double-glazed window to the front elevation provides natural light and privacy.

### Garden

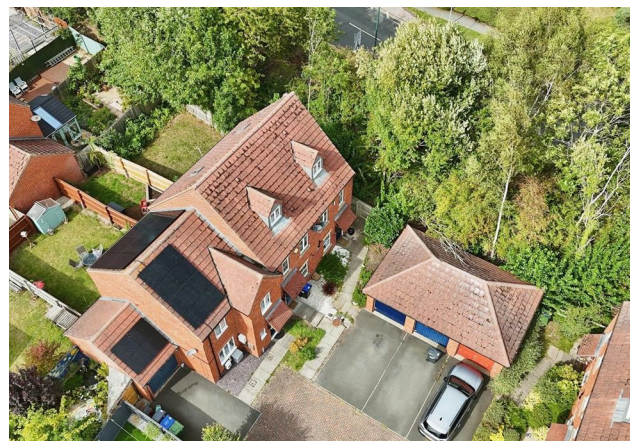
A west-facing rear garden, enclosed by timber fencing and mainly laid to lawn with a patio seating area. The garden also benefits from gated side access leading to the front of the property.

### Front & Parking

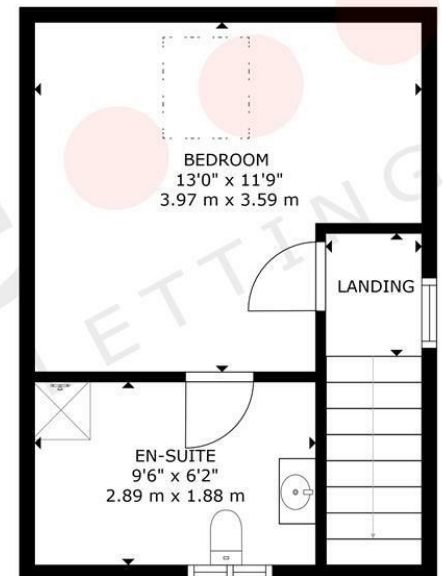
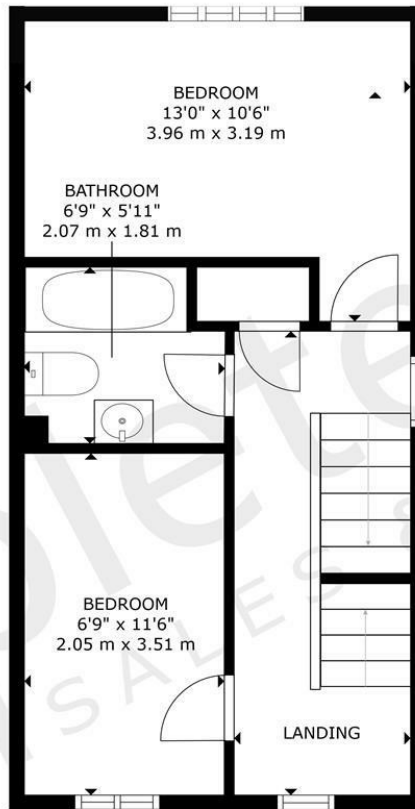
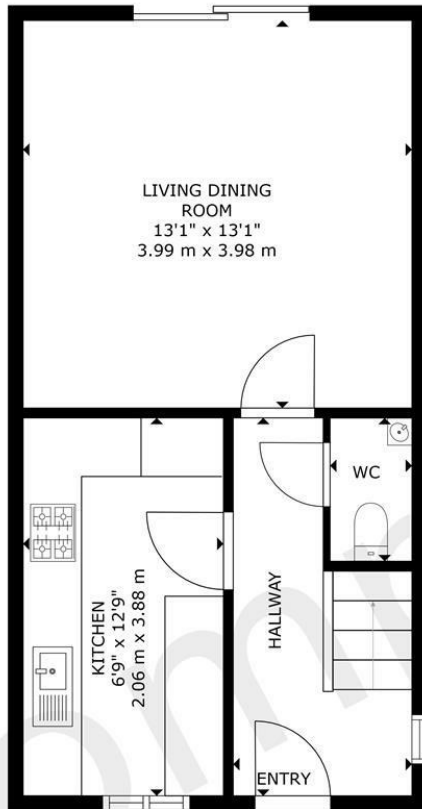
The front of the property features a stone pathway leading to the entrance, with neatly arranged areas for trees, plants, and shrubs. Additional benefits include a private driveway for one vehicle and a single garage.

### Location

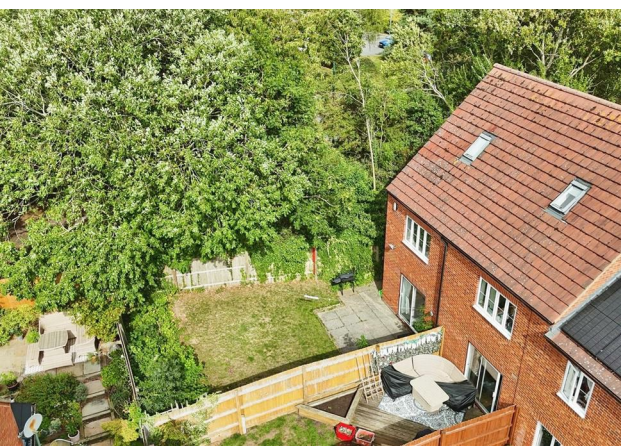
Set within the favourable Warwick Gates development and towards the end of a cul-de-sac, this property is well placed to take advantage of the close road networks. There are amenities within Warwick Gates including doctors, food







GROSS INTERNAL AREA  
FLOOR 1: 342 sq. ft, 31 m<sup>2</sup>, FLOOR 2: 356 sq. ft, 33 m<sup>2</sup>  
FLOOR 3: 238 sq. ft, 22 m<sup>2</sup>, TOTAL: 936 sq. ft, 87 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



outlets, supermarkets and public house. Close by there is also The Shires retail park and also Leamington Spa town centre itself with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The train station is only a short drive from the property and has regular trains to Birmingham and London stations.

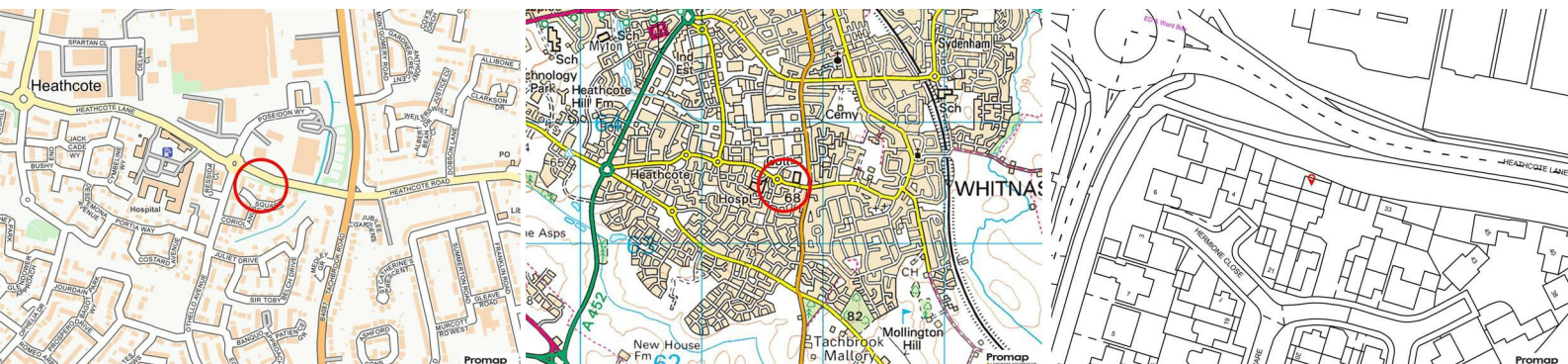






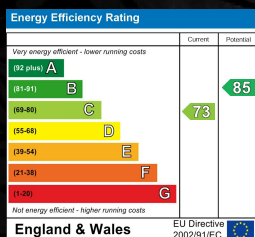
- Three Storey Townhouse
- Lounge
- En Suite Bathroom
- Rear Garden
- Gas Central Heating

- Fitted Kitchen
- Double Glazing
- Guest Cloakroom
- Garage
- Ideal First Time Buyer Property



## CORIOLANUS SQUARE, WARWICK

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ● ● ●  
 SALES & LETTINGS