



COPPICE ROAD, WHITNASH

complete 
SALES & LETTINGS





Nestled in the popular area of Whitnash, Leamington Spa, this semi-detached home on Coppice Road has been recently modernised. With three bedrooms, this property is ideal for families or professionals seeking extra space. The house offers; entrance hall, living/dining room, breakfast kitchen, three bedrooms, shower room, tandem garage, driveway for 3 cars and a courtyard garden. Offered to market with no chain.

Whitnash is known for its pleasant surroundings and excellent local amenities, making it a desirable location for both families and professionals. Ideally positioned for excellent local amenities, respected schools, and superb connectivity to the M40, Jaguar Land Rover, and Leamington Spa train station.

Entrance Hall

A white UPVC front door with obscure double glazed window leading into entrance hallway with wood effect flooring, stairs raising to first floor and white painted door through to the living room.

Living/Dining Room

With a continuation of wood effect flooring, wall mounted radiator situated under the UPVC double glazed window, decorated neutrally with central ceiling pendant and door into the kitchen.

Breakfast Kitchen

Consisting of a range of white high and low level units with white brick effect tiled splash-back and modern worktops. Integrated appliances including electric hob with extractor over, fan assisted oven and sink with mixer tap. There is a continuation of wood effect flooring space for table and french doors out into the garden.

Stairs Rising To First Floor

Carpeted with handrail leading to the first floor landing with double glazed window to the side elevation and doors flowing off into;

Master Bedroom

Double room carpeted with UPVC double glazed window overlooking the rear garden, wall mounted radiator and ceiling pendant.

Bedroom Two

Further double room with wall mounted radiator, UPVC double glazed window and ceiling pendant.

Bedroom Three

Currently utilised as a study a small single room with wall mounted radiator and UPVC double glazed window to the front elevation.

Shower Room

A modernized shower room with marble effect aqua wall panels, large shower cubicle with black shower tray and glass screen, toilet and wash basin within vanity unit. Also benefiting from obscure double glazed window to the rear elevation, extractor fan and heated towel radiator.

Garage

Tandem garage with flat roof including up and over door, internal door from kitchen and UPVC door out into the garden. The garage benefits from power and lighting and currently housing the combination boiler.

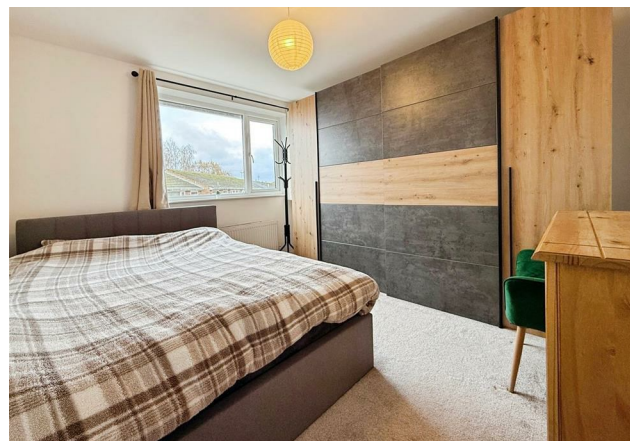
Driveway & Rear Garden

A low maintenance block paved driveway with parking for three cars. At the rear is a secure fenced low maintenance courtyard garden with large patio area.

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.



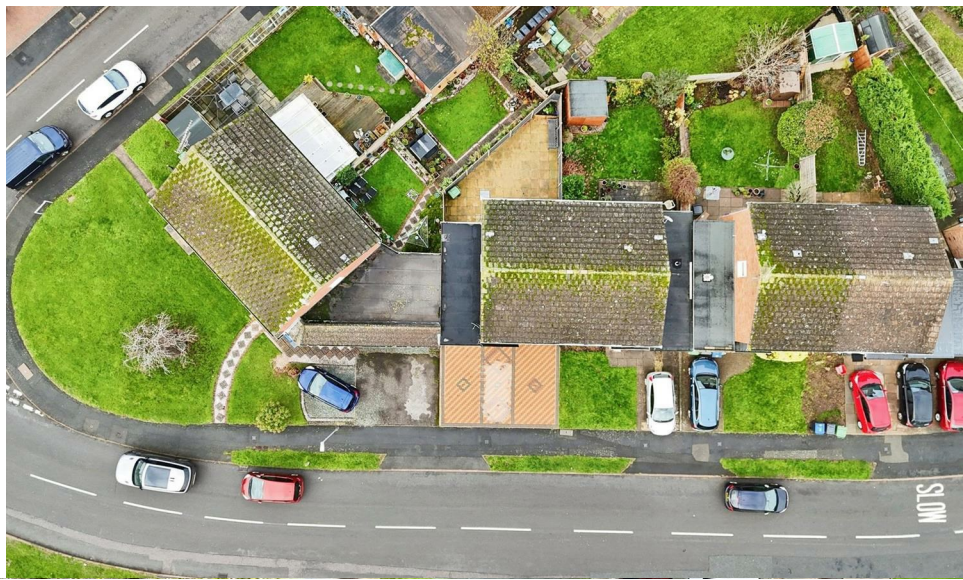
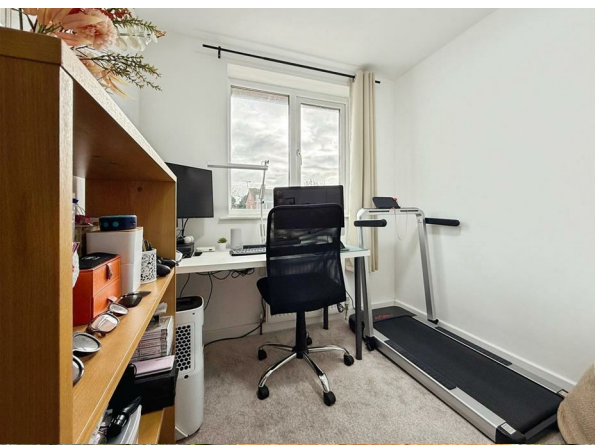
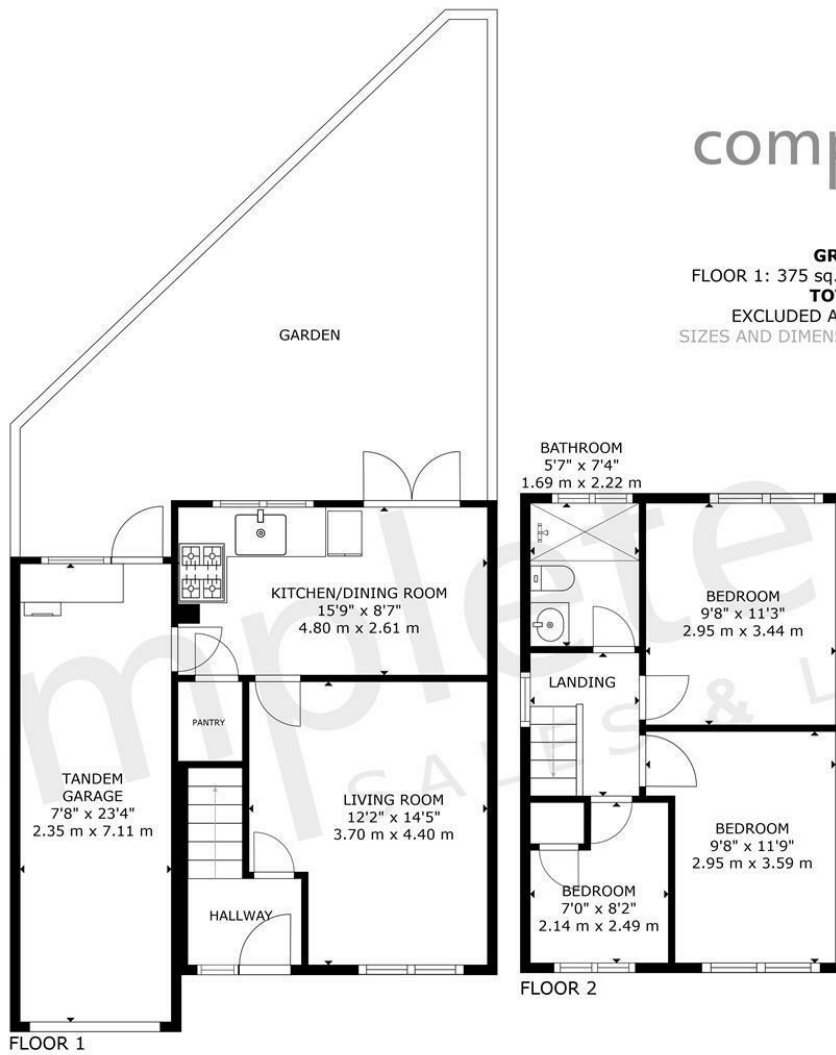
GROSS INTERNAL AREA

FLOOR 1: 375 sq.ft, 34 m², FLOOR 2: 364 sq. ft, 33 m²

TOTAL: 739 sq. ft, 67 m²

EXCLUDED AREAS: GARAGE 180 sq. ft, 16 m²

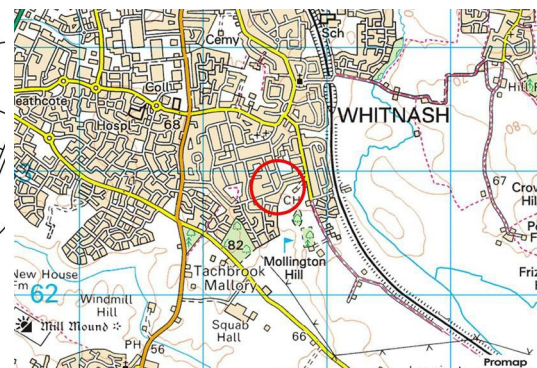
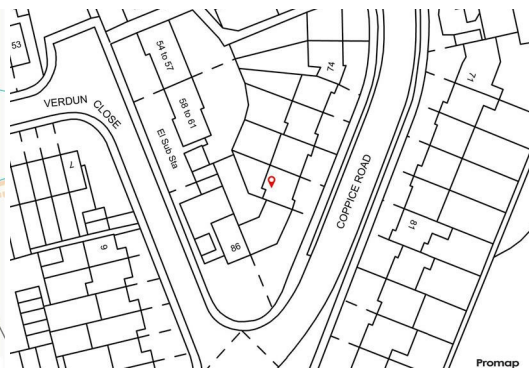
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY





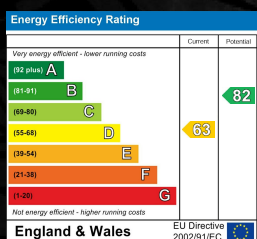
- Semi-Detached
- Living/Dining Room
- Three Bedrooms
- Tandem Garage
- Combi Boiler (Installed 2024)

- Entrance Hall
- Breakfast Kitchen
- Updated Shower Room
- Courtyard Rear Garden
- No Chain



COPPICE ROAD, LEAMINGTON SPA

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



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