

RED LINES ARE FOR GUIDANCE ONLY- ACTUAL PLOT MAY VARY



COPPS ROAD,

complete ●●●  
SALES & LETTINGS



An aerial photograph of a residential neighborhood. In the foreground, a large, three-story red brick house with a dark roof and several windows is visible. To its left is a smaller, light-colored building. The house is surrounded by green lawns and trees. In the background, a dense cluster of houses is visible, along with rolling hills under a blue sky with some clouds. A white rectangular box with black text is overlaid on the top center of the image.

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**FOR SALE**





This attractive and beautifully presented modern mews home, built in 1995, is perfectly positioned just west of Leamington Spa's vibrant town centre—only a 10-minute walk to The Parade, the train station and several stunning parks. Tucked away within the grounds of a former Victorian mansion, the property enjoys a picturesque setting with mature trees, landscaped lawns and a peaceful green outlook. Comprises an open porch, hallway, a well-equipped dining kitchen, thoughtfully designed for modern living. An inner hallway provides access to the ground-floor cloakroom and opens into a well-proportioned living room with doors that step out to a private, low-maintenance rear garden—ideal for relaxing or entertaining. Upstairs, the first floor offers two generous double bedrooms, both bedrooms having en-suite facilities. Additional benefits include allocated parking side-by-side for two cars , making this an ideal purchase for first-time buyers, down-sizers or those seeking a well-located home close to everything Leamington has to offer.

It's in the details...

#### Porch

Brick built open porch with timber double glazed window needs to the entrance door, which is a thick timber entrance door, with window leading into the;

#### Entrance Hall

Tiled entrance hall, a radiator, coving, modern electric consumer unit and door through to the kitchen diner.

#### Kitchen Diner

With a continuation of the tiled flooring, cream gloss kitchen, with long handles, granite worktops which includes a circular sunken sink, with engraved drainer and surface mounted mixer tap. Fitted oven, four ring induction hob, an extractor over, under-cabinet lighting, fitted fridge freezer, fitted dishwasher, fitted washing machine, a fixed breakfast bar and a radiator. Storage cupboard/pantry. Door to small inner hallway which has oak effect laminate flooring, coving, door to the living room and door to the guest WC.

#### Guest WC

Continuation of the oak laminate flooring, a toilet, small hand-basin, an extractor and a radiator.

#### Living Room

Fitted with laminate oak effect flooring, new uPVC double glazed sliding doors to the garden, coving and open stairs to the first floor.

#### Landing

A carpeted landing, with doors leading to the two bedrooms. Loft hatch to the part boarded loft, which has a pulldown ladder.

#### Bedroom One

A double bedroom, with two timber double glazed windows to the front elevation, fitted wardrobes and a radiator. Door to the en-suite.

#### En-Suite

Fitted with a white suite, comprising of a bath, with a chrome mixer tap, a thermostatic shower over and a glass shower screen. Floating vanity storage, with a sink and a mixer tap. There is a toilet, cupboard with shelving and the hot water tank. There is a chrome towel radiator, down-lights and an extractor.

#### Bedroom Two

A double bedroom, with two timber windows to the rear elevation, a radiator, a fitted wardrobe and an arch opening through to the en-suite shower.

#### En-Suite

A tiled shower enclosure, with an electric shower and glass door. Vanity white gloss storage unit with shelf and glass surface mounted sink and a mixer tap. An electric shaver point, down-lights and an extractor.





#### Parking

There are two side-by-side allocated parking spaces.

#### Rear Garden

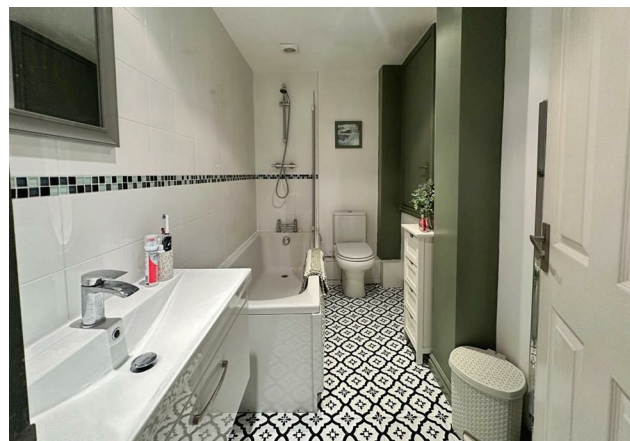
The garden has been landscaped, with patios and pathways that includes timber retained bedding and gravel bedding. The garden enclosure of timber fencing as a gate to rear passageway. Outside lighting and electrics.

#### Location

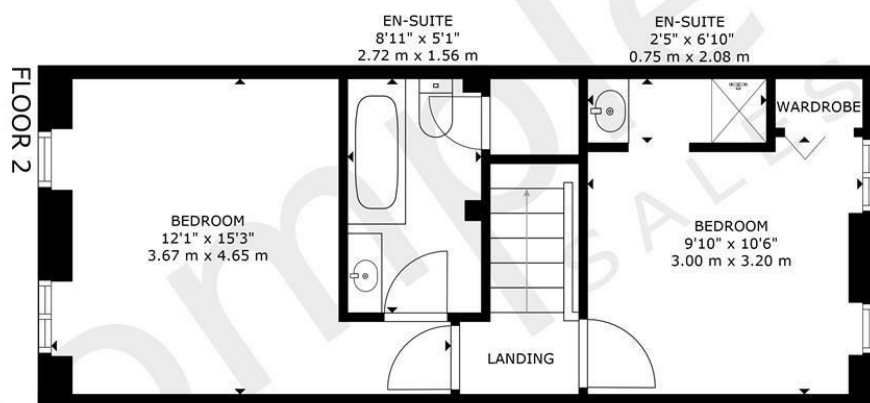
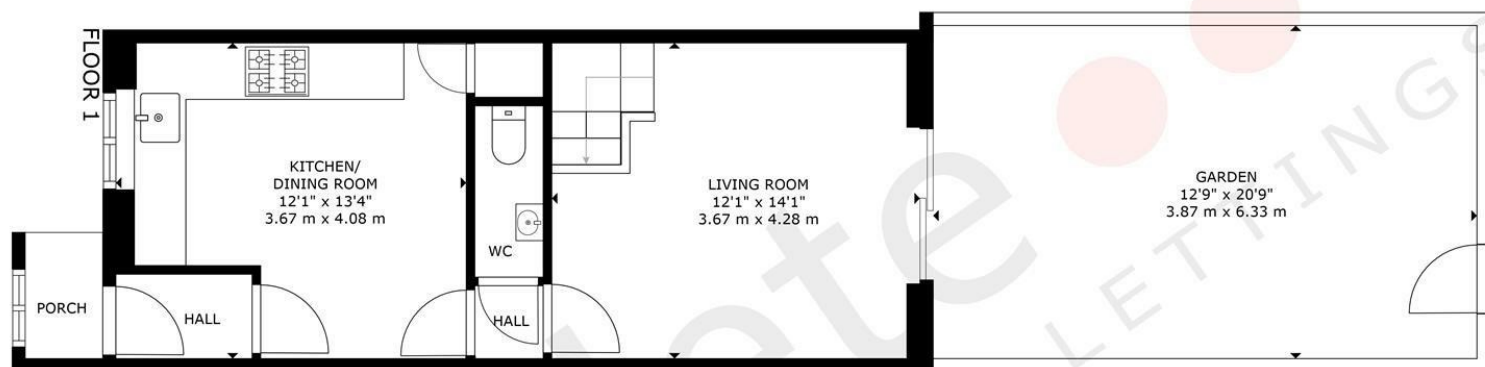
Nestled in a tranquil spot set back just off Warwick New Road, West of the town centre, Copps Road is positioned within the grounds of a grade Listed Victorian residence formerly known as Milverton Lawn. This central Leamington Spa location is in the heart of a tree-lined conservation area. It's within walking distance to the train station and boasts close proximity to Victoria Park, Pump Rooms and Jephson's Gardens on the banks of the River Leam. Leamington Spa is renowned for its elegant Victorian and Georgian properties, close by is The Parade - the main promenade, with a diverse range of boutiques, high-street shopping, cafes, restaurants, bars, and activities for all ages. The area is home to excellent schools, including Arnold Lodge, Kingsley School for Girls, Warwick Boys School, and Kings High School for Girls.

#### Distances:

- Leamington Spa Train Station: 10-minute walk (0.8 km), with trains to London Marylebone from 70 mins and Birmingham from 31 mins.
- Warwick: 2.67 km
- Warwick Parkway Station: 4.71 km, with trains to London Marylebone from 69







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GROSS INTERNAL AREA  
FLOOR 1: 370 sq. ft, 34 m<sup>2</sup>, FLOOR 2: 373 sq. ft, 34 m<sup>2</sup>  
**TOTAL: 743 sq. ft, 68 m<sup>2</sup>**

EXCLUDED AREAS: PORCH: 14 sq. ft, 1 m<sup>2</sup>, GARDEN: 264 sq. ft, 24 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



mins.

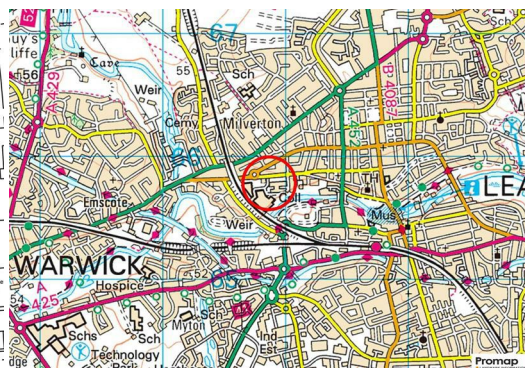
- M40 (J13 & J15): 4.83 km
  - Stratford upon Avon: 15.8 km
  - Coventry: 17 km, with trains to London Euston from 61 mins.
  - Birmingham International Airport: 25.4 km
  - Birmingham City Centre: 45 km
- (Distances and times are approximate.)





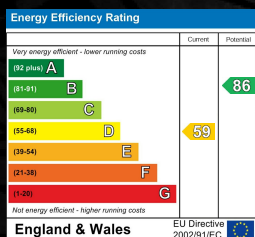
- Modern Mews
- Two Double Bedrooms
- Kitchen Diner
- Lounge & Guest WC
- Two Parking Spaces

- Easy Walk Town/Station/Parks
- Porch & Hall
- Two En-Suites
- Rear Garden
- Green Development



## COPPS ROAD, LEAMINGTON SPA

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



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