

ASKING PRICE

£489,500

Coopers Chase

Shurdington, GL51 4GW

PROPERTY SUMMARY

Introducing this charming residence located on Leckhampton Lane in the picturesque village of Shurdington, Gloucestershire. This property boasts a peaceful and serene setting, perfect for those seeking a quiet village lifestyle yet within easy reach of the bustling city.

The quaint town of Shurdington offers a range of amenities including local shops, pubs, and schools, making it an ideal location for families and professionals alike. Nearby green spaces such as Leckhampton Hill and Birdlip Hill provide beautiful walking trails and stunning views of the surrounding countryside.

Situated in the sought-after postcode area of GL51 4GW, this spacious house is perfect for those looking for a spacious family home with ample room for entertaining. The property features a traditional design with modern updates, creating a comfortable and

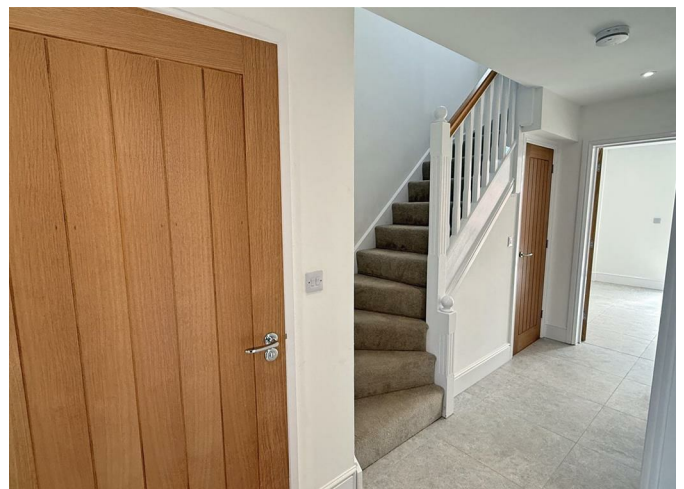
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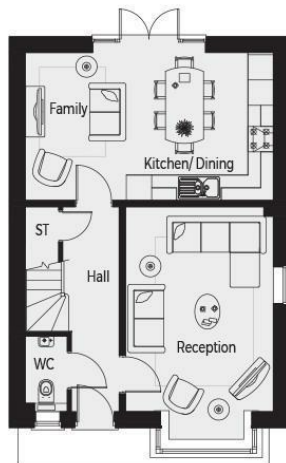




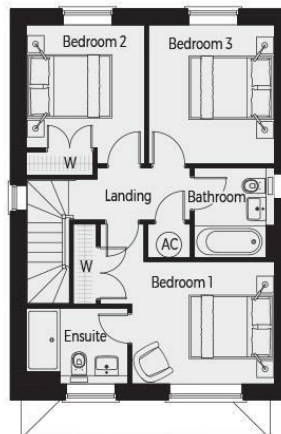


THE CROWTHER

3 bedroom home - plots 10, 11 & 12 (semi-detached) & 24 (detached)



Ground floor



First floor

GROUND FLOOR

Reception
4855 x 3409mm (15'11" x 11'6")
Kitchen/Dining
3500 x 3480mm (11'6" x 11'5")
Family
3500 x 2396mm (11'6" x 7'10")
Cloak Room
1000 x 1789mm (3'3" x 5'10")

FIRST FLOOR

Bedroom 1
2903 x 3381mm (9'6" x 11'1")
Ensuite
1794 x 2403mm (5'11" x 7'11")
Bedroom 2
3300 x 2500mm (10'10" x 9'2")
Bedroom 3
3300 x 2985mm (10'10" x 9'9")
Bathroom
2120 x 1900mm (6'11" x 6'3")

Total house size:
1104 sq. ft.
Includes two parking spaces
and a single garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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