



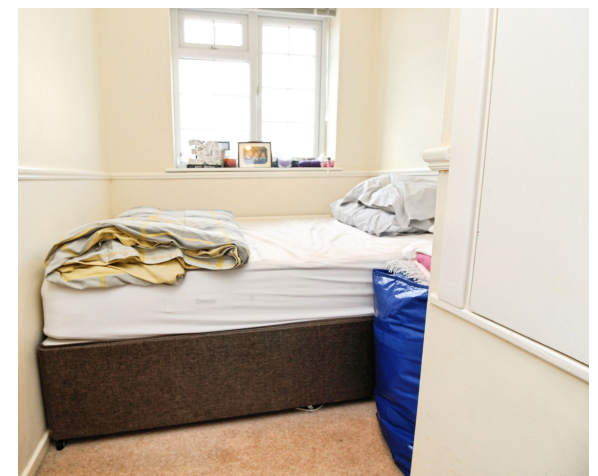
Slade Meadow, Radford Semele

LEAMINGTON SPA, CV31 1TL

Nathaniel Cleaver

The **Leamington Spa** Property Expert





A VERY WELL PRESENTED TRADITIONAL SEMI DETACHED PROPERTY SET IN THE HEART OF THIS EVER POPULAR VILLAGE LOCATION .

Property at a glance

Traditional Semi Detached Family Home

Three Bedrooms

Living Room

Re Fitted Integrated Kitchen / Dining area

Re Fitted Shower Room

Driveway Parking For Two Cars & Integrated Single Garage

Enclosed & Well Established Rear Garden

Popular Location

Close To all Local Amenities, Schools, Parks etc.

EPC Rating – TBC





This three bedroom family home is set right in the heart of the Village. Radford Semele is a very popular location and close to all local amenities / shops, Primary School, recreation ground, all major road networks, White Lion pub and Church.

In brief on the ground floor the property comprises; a welcoming entrance hall, lounge with nice large window to the front aspect, a re fitted kitchen / dining area which includes integrated cooker / hob, fridge and dish washer as well as internal access to the single integrated garage, this also has space and plumbing for the washing machine.

Upstairs there are three bedrooms (two doubles and a single), bedroom one benefits from built in wardrobes down the whole side of the room, bedroom three also has built in storage over the stairs and there is a white re fitted shower room.

Further benefits include a front driveway with parking for two cars, a single garage, large rear family garden which is mainly laid to lawn and gas central heating with combination boiler.

CALL NOW TO BOOK YOUR VIEWING!

Council Tax Band - C

EPC Rating - TBC

Tenure - Freehold



“Beautiful family home set in popular village location and ready to move straight in to.”

The Seller's View

"I? love the kitchen / dining space, its a wonderful light and airy space whether it summer ir winter.

I open the double doors out to the garden too and its the ideal entertaining space.



"My favourite part – the kitchen / dining area"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.
nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

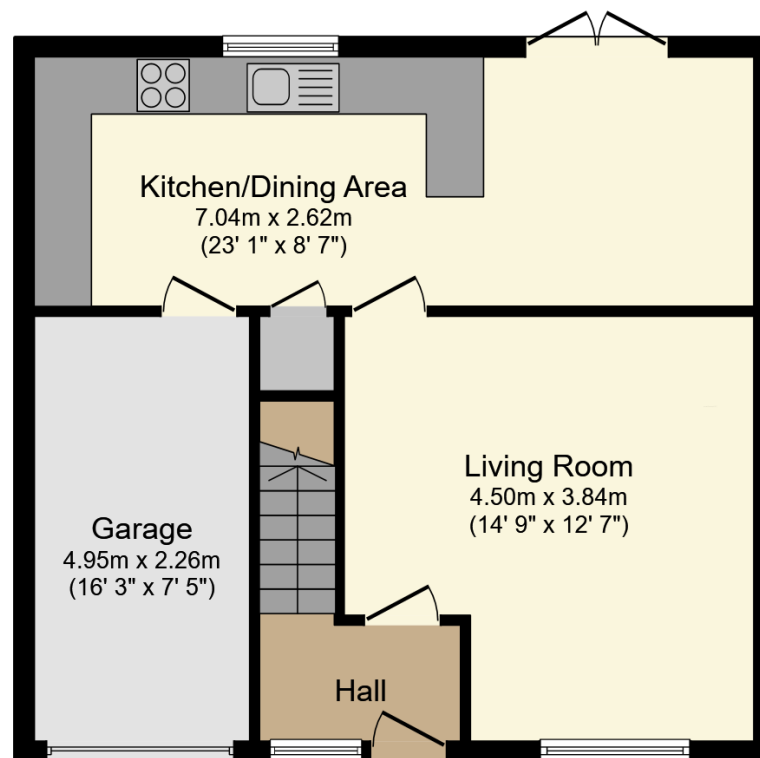
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

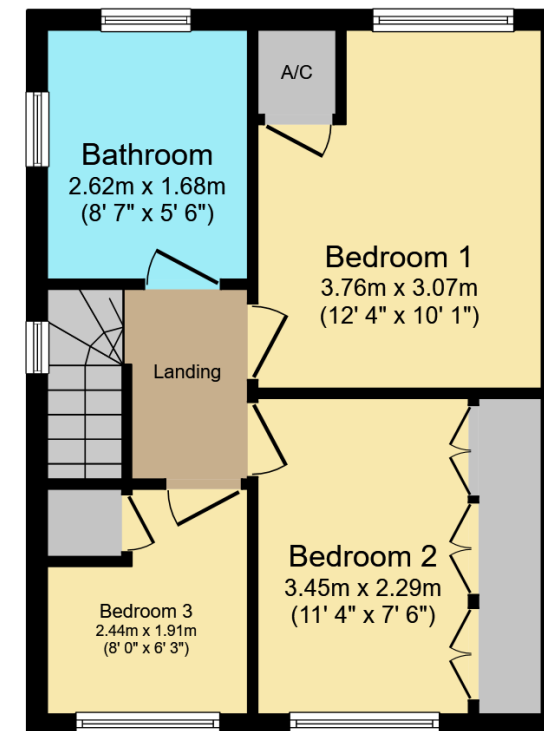
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenities/Distances

The property is close to all local amenities, shops, schools, pub and parks as well as all transport links..



Ground Floor



First Floor

Total floor area: 91.3 sq.m. (983 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Radford Semele

Radford Semele is a village and civil parish in Warwickshire, England, situated close to the Regency spa town of Leamington Spa. According to the 2001 Census, Radford Semele parish has a population of 2,448, according to 2021 census. It lies on the A425 route between central Leamington and Southam.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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