

Connells

Solway Close
Leamington Spa

Solway Close
Leamington Spa CV31 1QY

for sale offers over
£280,000







Property Description

Situated in a convenient and popular residential location within Leamington Spa, this well-presented mid-terrace family home enjoys an attractive outlook to the front with a public pathway and areas of greenery, while a private pathway leads directly to the front entrance.

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor, a useful storage cupboard and a downstairs cloakroom/WC. From the hallway, doors lead to both the lounge and kitchen. The kitchen flows seamlessly into the extended dining area, creating an excellent space for family living and entertaining, with patio doors opening onto the rear garden. The dining area also provides access to the lounge, offering a practical and versatile layout. A further door from the kitchen leads directly outside.

To the rear, the garden has been designed for ease of maintenance and features a covered area currently utilised as a utility space by the present owners. The remainder of the garden is predominantly paved and benefits from a garden shed and rear gate access leading to the garage, with a parking space situated in front.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Offered for sale with no onward chain, this is an excellent opportunity for first-time buyers, families or investors seeking a well-located home within easy reach of Leamington Spa's town centre, local amenities and transport links.

Location

Situated in a popular residential area of Leamington Spa, Solway Close enjoys a convenient location with a wide range of amenities close at hand. The property is within easy reach of local supermarkets, shops, cafés and leisure facilities, while the vibrant town centre (approx. 1.6m) offers an excellent selection of independent retailers, restaurants and bars. Families are well catered for with a number of highly regarded primary and secondary schools nearby. For commuters, the area benefits from excellent transport links, including easy access to the A452, M40 and surrounding Warwickshire road network. Leamington Spa railway station is also within convenient reach, providing regular services to Birmingham, London Marylebone and other major destinations, making this an ideal location for both families and professionals alike.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 119.6 m² (1,288 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315722

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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