





This attractive converted three bedroom semi detached property is situated in a charming courtyard in an attractive village location, conveniently just north-east of Leamington.

Briefly Comprising;

Entrance hallway, spacious through living room, ground floor cloakroom, dining/kitchen with double doors to garden and utility cupboard. First floor landing, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and re-fitted family bathroom. Off road parking. Attractive lawned and decked rear garden. Gas radiator heating, double glazing.

The Old Courtyard forms part of this development within the village of Weston Under Wetherley, which itself lies conveniently just north-east of the town centre, offering good access back into Cubbington, Lillington and Leamington itself, and other centres beyond such as Kenilworth, Rugby and Coventry.

The development is set within rolling countryside with the courtyard itself having a number of predominantly period converted properties centring around the courtyard.

The Property

Is approached via a canopy porch giving access to...

Composite Entrance Door

With obscure glazed window to...

Entrance Hallway

With staircase rising to first floor landing, timber panelled doors to ground floor accommodation.

Ground Floor WC

Fitted with a white low level WC, pedestal wash hand basin, splashback tiling to half height, radiator, upvc obscure double glazed window to front elevation, laminate flooring.



Through Sitting Room

11'6" x 17'3" (3.51m x 5.26m)

With two upvc multi paned style double glazed windows to front and rear, coved cornicing, continuation of laminate flooring, radiator, door to useful understairs store cupboard.

Dining/Kitchen

12'3" x 17'2" max (3.73m x 5.23m max)

Being open plan and forming distinctive areas.

Dining Area

With upvc double glazed multi paned style French

doors leading to the garden, downlighter points to ceiling, double radiator, tiled floor and double doors to utility cupboard concealing washing machine, space and plumbing for tumble dryer, wall mounted Potterton Profile boiler.

Kitchen Area

Attractively fitted with a range of cream wall and base units with wood block look working surface over, inset one and a half bowl sink drainer unit with mixer tap, inset four point gas hob with oven below and concealed filter hood over, splashback tiling, upvc multi paned double glazed window to front elevation, concealed refrigerator, freezer and dishwasher.



First Floor Landing

With tall multi paned upvc portrait window to rear elevation.

Bedroom One (Rear)

11'10" x 12'6" (3.61m x 3.81m)

With tall upvc double glazed multi paned window to rear elevation, double radiator, doors to fitted wardrobes with a variety of hanging and shelving, door to...

En-Suite Shower Room

Fitted with a white low level WC, pedestal wash hand



basin, corner shower cubicle, fixed rainwater style showerhead, full splashback tiling with decorative border tile, upvc obscure double glazed window to front elevation, extractor, radiator, exposed timber flooring.

Bedroom Two (Rear)

8'3" inc fitted w'robes x 11'3" (2.51m inc fitted w'robes x 3.43m)

Fitted wardrobes with hanging and shelving, hatch to roof space, upvc double glazed window.

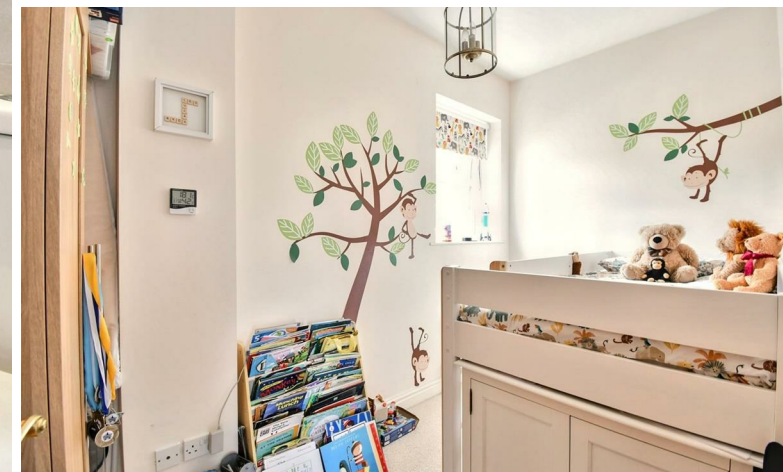
Bedroom Three (Front)

11'11" x 6' (3.63m x 1.83m)

With upvc double glazed multi paned window to front elevation, double radiator.

Bathroom

Fitted with a white suite to comprise; low level WC, wash hand basin set into floating vanity cupboard, bath with wall mounted shower and fixed rainwater style shower head. Shower product recess, full splashback tiling, upvc obscure double glazed multi paned style window to rear elevation, extractor, chrome radiator towel rail.



Outside (Front)

To the front of the property is a brick block paved car parking facility.

Outside (Rear)

To the rear of the property is an attractive garden, principally laid to lawn with timber deck immediately to the rear of the dining space. Garden in the main is surrounded by a combination of timber fencing and brick walling, with a mellow paved path across the rear of the property, extending to side giving access to the front, timber garden shed, outside tap.



Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit

of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Note:

There is a small maintenance charge of £120 per annum towards the maintenance of the communal private courtyard that this property is located within. Please verify the details with your legal adviser.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

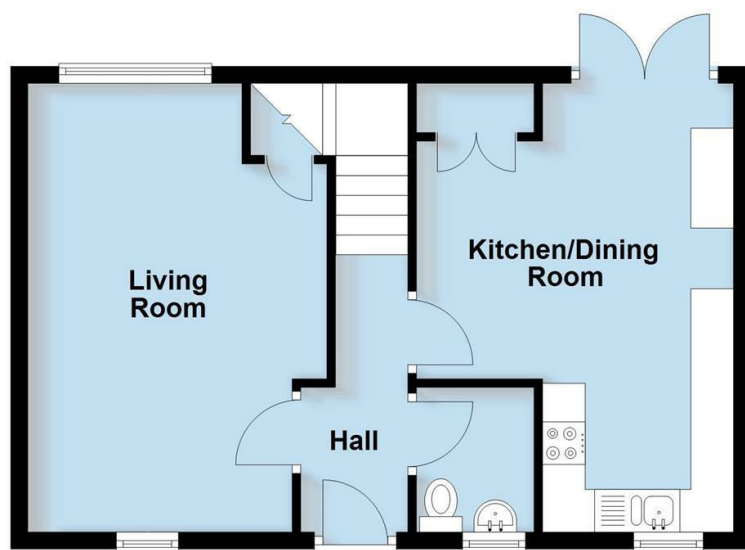
Location

CV33 9GF

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

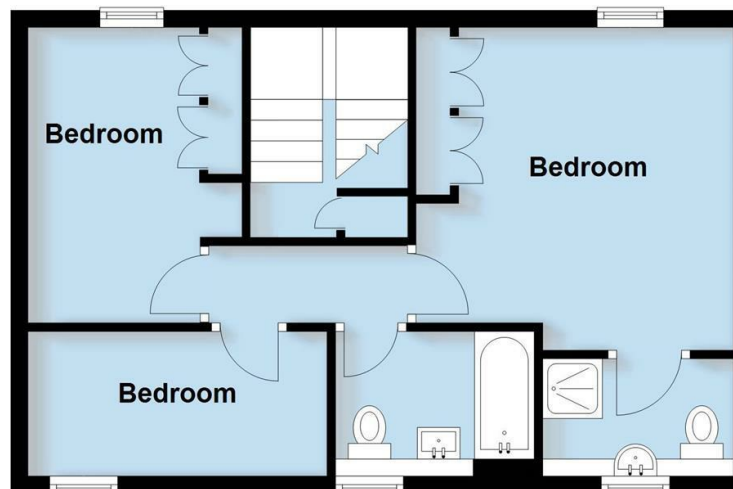
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Clarendon Place
Royal Leamington Spa
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL