



ST. MARYS ROAD, TOWN CENTRE

complete ● ● ●
SALES & LETTINGS





A beautifully presented, white-rendered and extended 1930s semi-detached home, ideally positioned on the highly sought-after St Mary's Road, directly overlooking St Mary's Church. This charming property is within easy walking distance of the town centre, train station, and the stunning local parks. The accommodation comprises an entrance hall, a bay-fronted living room, and a spacious family kitchen/dining room, along with a convenient ground floor WC. To the first floor are four well-proportioned bedrooms and a modern family bathroom. Externally, the property has a mature west-facing garden, off-street parking for two vehicles to the front and a garage.

It's in the details...

Entrance

A painted timber and glazed door leads into the hallway, which has timber effect luxury vinyl tiled flooring, a carpeted staircase to the first floor and there are 1930s style doors to the kitchen family diner, the living room and garage. Bi-folding door to the guest WC.

Guest WC

With a concealed cistern toilet, sink and the one year-old Baxi boiler. Tiled floor and there is a uPVC double glazed window.

Living Room

A bay fronted living room, with timber effect laminate flooring, a wood-burning stove and there is a picture rail. UPVC double glazed bay window to the front and a radiator.

Kitchen Family Diner

An extended open plan family kitchen diner, with exposed & painted steel beams, luxury vinyl tiled timber effect flooring, a wood-burning stove, picture rail, a tall radiator and there is a uPVC double glazed window, a uPVC double glazed door to The side and there is uPVC double glazed front door to the garden. The kitchen is a heritage style, matte dark blue fitted kitchen, that has chrome handles, white marble effect worktops and a black Franke one and a half bowl sink, with a mixer tap and drainer. There is space for a gas range style cooker and there is an extractor above. Space and plumbing for a dishwasher, space for a fridge freezer and space for a dryer.

Landing

A good size of landing with a uPVC double glaze window and loft hatch through the part-boarded loft. 1930's style doors to the four bedrooms and bathroom.

Bedroom One

A good sized double bedroom, with a uPVC double glazed bay window overlooking the St Mary's Church. There's a picture rail and a radiator.

Bedroom Two

A good sized double bedroom, with a uPVC double glazed window overlooking the garden. There's a picture rail and a radiator.

Bedroom Three

A double bedroom, with a uPVC double glazed window overlooking the garden. There's a picture rail and a radiator.

Bedroom Four

A short flight of steps lead down to the last bedroom, which has a dormer uPVC double glazed window to the front, a radiator and fitted wardrobes and shelving.

Bathroom

Fitted with a white suite comprising a double-ended bath, with a central mixer tap, a glass shower screen and a mains rainfall shower that had a handheld shower attachment. There is a toilet, a handbasin with a mixer tap, a chrome towel radiator, spotlights and tiled splash-backs. There is a storage cupboard with shelving.

Rear Garden & Side

There is a sunny West facing garden, an area of lawn, raised decked area, slab patio



and brick and sleeper raised bedding to the rear garden is retained with brick walling and fencing. There's a concrete side area under canopy, which has trained vines. There is a timber gate to the front.

Parking

There is a gravelled drive to the front for two cars side-by-side.

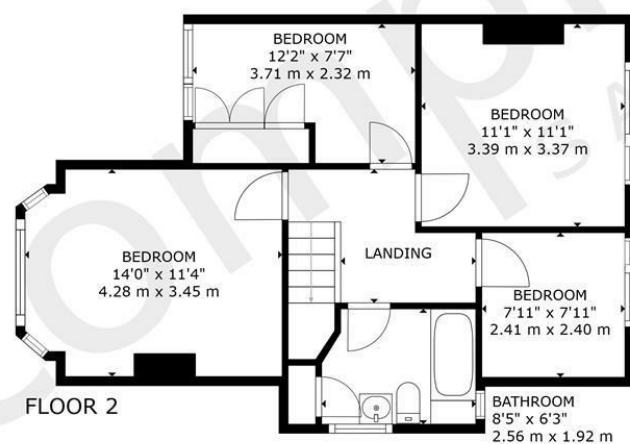
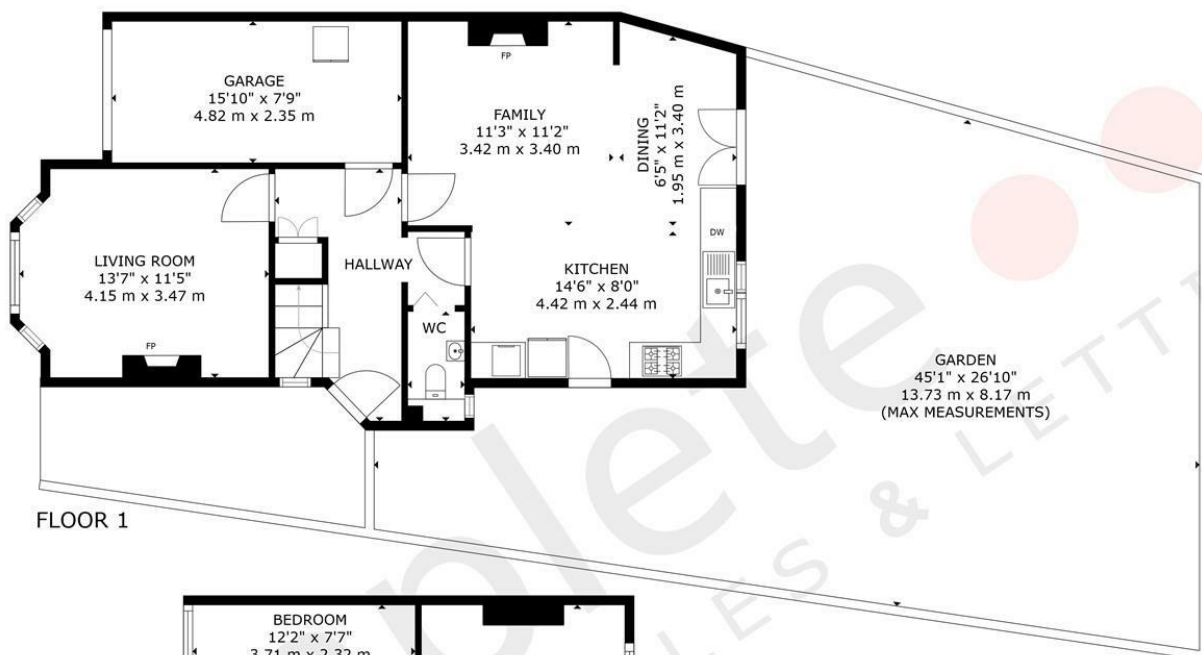
Garage

Timber opening doors to the front, power, lighting and internal door to the hallway.

Location

This wonderful semi-detached home is situated on a tree-lined street, facing St Mary's Church, in a highly regarded residential address. Dating from the 1930's this delightful home is in a sought-after conservation area, walking distance from Leamington train station and the Grand Union Canal. Leamington Spa is also famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has excellent schools in Leamington Spa and Warwick locations. Easy walking distance to Leamington Spa train station (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 3 miles, Warwick Parkway Station 4.8miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 12 miles, Coventry 10miles (trains to London Euston from 61 mins), Birmingham International Airport 21 miles, Birmingham City Centre 27 miles (distances and times approximate).



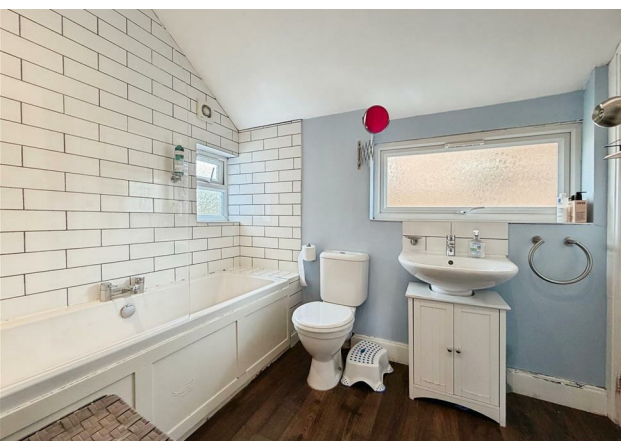


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GROSS INTERNAL AREA
FLOOR 1: 599 sq. ft, 55 m², FLOOR 2: 576 sq. ft, 53 m²
TOTAL : 1,175 sq. ft, 108 m²
EXCLUDED AREAS : GARAGE 122 sq. ft, 11 m²
GARDEN: 846 sq. ft, 78 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

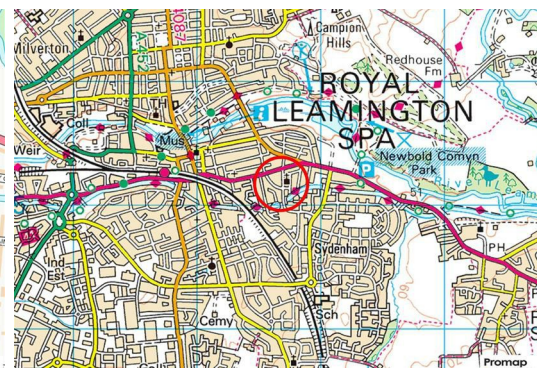
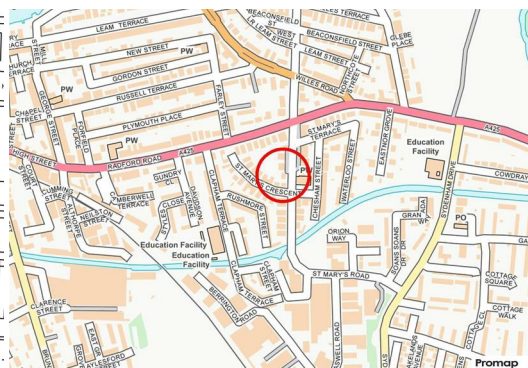
The Leamington Property Expert





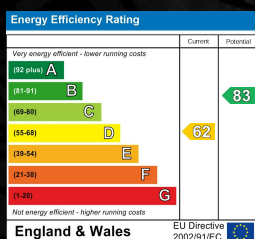
- 1930's Semi Detached
- Four Bedrooms
- Bay Fronted Living Room
- Family Bathroom
- Facing St Marys Church

- Extended Family Home
- Hallway & Guest WC
- Family Kitchen Diner
- Off Road Parking & Garage
- Walking Distance To Town & Station



ST. MARYS ROAD, LEAMINGTON SPA

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



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