

**ehB**  
RESIDENTIAL

Your Property - Our Business



21, Cowdray Close, Leamington Spa



A well maintained and recently improved, traditionally styled bay fronted semi-detached family residence, providing gas central heated three bedroomed accommodation, featuring large garden and unique 62ft adjoining garage, in this highly regarded South Leamington Spa cul-de-sac location.  
NO ONWARD CHAIN.

#### [Cowdray Close](#)

Located just off Radford Road, is a popular and established cul-de-sac location, ideally sited approximately half a mile from the town centre, close to a good range of local facilities and amenities,

including shops available on Gainsborough Drive, schools for all grades and a variety of recreational facilities including nearby Newbold Comyn. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 21 Cowdray Close, which is an opportunity to acquire a traditionally styled, bay fronted semi-detached family residence, which has recently been subject to considerable improvement including refitted kitchen of note. The property also includes a large established garden and unique 62ft adjoining

garage, which the agents consider may have potential for conversion to a variety of uses subject to the usual consents.

The property contains a number of other notable features; the 26'9" through lounge/dining room, generous bedrooms and additional off road car parking facility being particularly noteworthy. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises;





#### Entrance Hall

With radiator, understairs cupboard, composite glazed panelled entrance door, and staircase off.

#### Cloakroom/WC

With low flush WC, corner wash hand basin with pedestal mixer tap.

#### Through Lounge/Dining Room

26'9" x 13' (8.15m x 3.96m)

With bay window, tiled fireplace and hearth with gas real flame effect fire and connection, radiator, open to the...

#### Refitted Kitchen

9' x 6'3" (2.74m x 1.91m)

With extensive range of light grey gloss faced base cupboard and drawer units, matching high level cupboards and complementary work surfaces with inset single drainer colour match sink unit with pedestal mixer tap, built-in appliances including dishwasher, washing machine, fridge freezer, four ring ceramic hob unit, double oven and microwave, adjoining three quarter high including larder unit, tiled floor, gas fired central heating boiler and programmer.

#### Stairs and Spacious Landing

With side window and access to roof space with pull-down ladder and built-in cupboard.

#### Bedroom

12' x 11' (3.66m x 3.35m)

With radiator.

#### Bedroom

14'6" x 11'3" (4.42m x 3.43m)

With bay window, radiator.



#### Bedroom

8'8" x 8' (2.64m x 2.44m)

With radiator.

#### Shower Room/WC

8' x 5'7" (2.44m x 1.70m)

With tiled shower cubicle with Triton shower unit, pedestal basin, mixer tap, low flush WC, tiled splashbacks, and double radiator.

#### Outside (Front)

The property occupies a pleasant position within this established cul-de-sac with off road car parking to

the front of the property for three cars, including EV charging point with...

#### Adjoining Garage

62'6" x 8' (19.05m x 2.44m)

With roller door, electric, light, power point and personal door.

The Agents consider the garage to have potential for conversion to a variety of uses subject to the usual consents.

#### Outside (Rear)

Comprising; paved patio, shaped lawn, established flower borders, bounded by close boarded fencing, with further decked sitting area with pergola and timber garden shed.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is



available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### [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.

#### [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.

#### [Council Tax](#)

Council Tax Band C.

#### [Location](#)

CV31 1LB



Your Property - Our Business

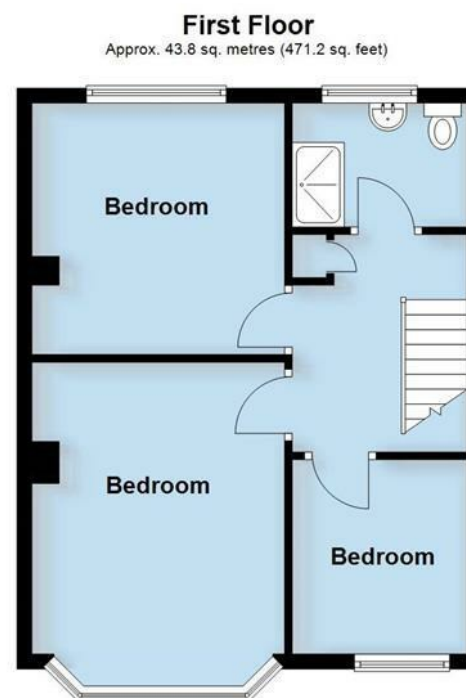
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      | 74                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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



**Total area: approx. 131.9 sq. metres (1420.1 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact