



Connells

Ashby Road
Radford Semele Leamington Spa

Ashby Road Radford Semele Leamington Spa CV31 1WB

for sale offers in excess of
£300,000



Property Description

This beautifully presented semi-detached family home is offered to the market with no onward chain and enjoys light, airy and stylish accommodation throughout, making it an ideal purchase for first-time buyers, professional couples or young families.

The property is approached via a generous driveway to the side, providing off-road parking for up to three vehicles. The accommodation begins with a welcoming entrance hallway, featuring a convenient downstairs cloakroom and access into the impressive open-plan living space. This bright and spacious area enjoys an abundance of natural light and benefits from a useful built-in storage cupboard. The contemporary kitchen is fitted with a range of integrated appliances and, together with the living and dining areas, creates a modern open-plan layout with doors opening onto the rear garden.

To the first floor, the landing provides access to two well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room.

Externally, the rear garden is mainly laid to lawn and offers an excellent space for relaxing or entertaining, featuring a paved patio area, garden shed and gated access directly to the driveway. The substantial driveway provides ample parking for two to three vehicles.

Early viewing is highly recommended to

appreciate the presentation, natural light and convenient position of this attractive home.

Location

Situated within the popular village of Radford Semele on the eastern outskirts of Leamington Spa, this modern property enjoys a desirable semi-rural setting whilst remaining conveniently close to the town's excellent amenities. Residents benefit from nearby shopping facilities, local pubs, parks and everyday services, with larger supermarkets and the extensive retail, leisure and dining offerings of Leamington Spa just a short drive away. The area is well connected for commuters, with Leamington Spa Railway Station approximately 2 miles away, providing regular services to Birmingham, Coventry and London Marylebone, while the A425, A452 and nearby M40 motorway offer excellent road links throughout Warwickshire and beyond.

The property is particularly attractive for families, benefiting from access to several well-regarded schools in the area, including Radford Semele CofE Primary School, rated Good and located within walking distance, alongside Sydenham Primary School and the highly regarded St Anthony's Catholic Primary School. Secondary education is served by Campion School, also rated Good, together with a number of additional educational options in and around Leamington Spa. Combining village charm, strong transport connections and excellent educational provision, Ashby Road offers an ideal location for families, professionals and commuters alike.

Management Charge

There is an annual management charge of £650 payable for the upkeep of the green areas of the development.

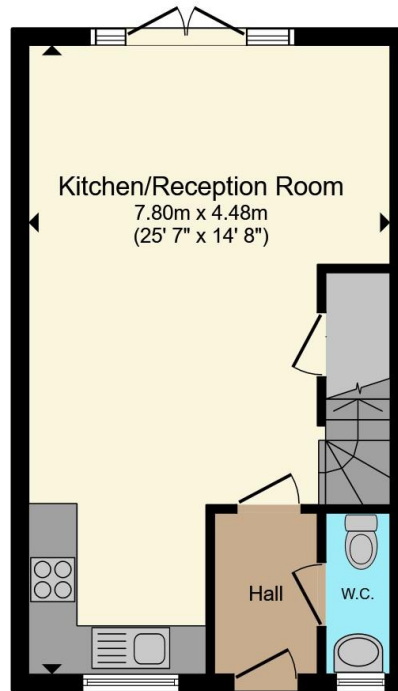
Buyer Aml Fee

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.

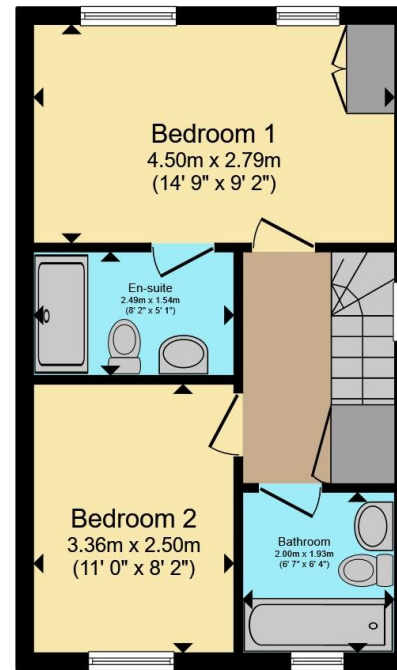








Ground Floor



First Floor

Total floor area 69.9 m² (752 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



To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315665



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SPA315665 - 0004