



Old School Mews,  
(from) PCM £1,250 (from) PCM

complete   
ESTATE AGENTS



# Old School Mews, , Leamington Spa

A beautiful well-presented terrace in Old School Mews. With lounge, kitchen/diner, two double bedrooms. Easy walking distance to the town centre and train station with comfortable commute to Jaguar / Land Rover. The property also benefits for a single dedicated parking space.

Old School Mews - Is a small courtyard development of mews townhouses, being conveniently sited within easy reach of local shops, schools and recreational facilities.

Available from 27th July

\*\*\*AVAILABLE from 27th July

\*\*\*UNFURNISHED

## Entrance

Upon opening the front door, you're welcomed into a cozy entrance porch area—ideal for storing coats, shoes, and umbrellas, providing a warm and practical transition into the home.

## Lounge

The lounge offers a comfortable and inviting space, featuring a large UPVC double-glazed bay window to the front elevation, allowing plenty of natural light to flood the room. Under-stairs storage adds practicality, perfect for tucking away everyday items. The room flows seamlessly into the kitchen and provides direct access to the rear garden, making it a great layout for both relaxing and





entertaining.

#### Kitchen/Diner

A modern and well-appointed kitchen/diner fitted with sleek units and a built-in oven, complemented by a four-ring gas hob and ample workspace. The large UPVC double window offers an expansive view of the rear garden, creating a bright and airy atmosphere. There's plenty of room for a dining table, making this space perfect for family meals or entertaining guests.

#### Landing

The carpeted landing connects all upstairs rooms and includes access to a convenient airing cupboard, providing additional storage.

#### Bedroom One

A generously-sized double bedroom featuring a UPVC double-glazed window that lets in plenty of natural light. Exposed wooden beams add a charming and rustic touch to the room's character, creating a cozy yet spacious feel.

#### Bedroom Two

Another comfortable double bedroom also benefiting from a UPVC double-glazed window and charming exposed wooden beams. Ideal for use as a second bedroom, guest room, or even a home office.

#### Bathroom

The family bathroom is fitted with a full-sized bathtub with a large rainfall shower head above, a modern toilet, a wash basin, and a UPVC double-glazed window that provides natural light and ventilation.

#### Garden

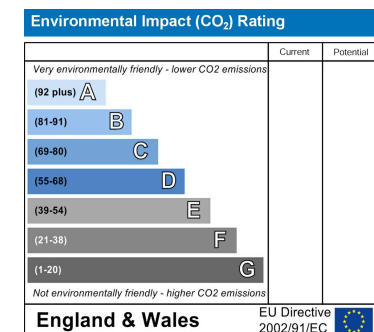
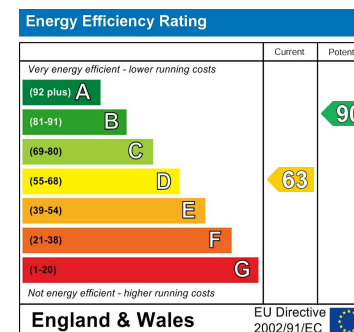
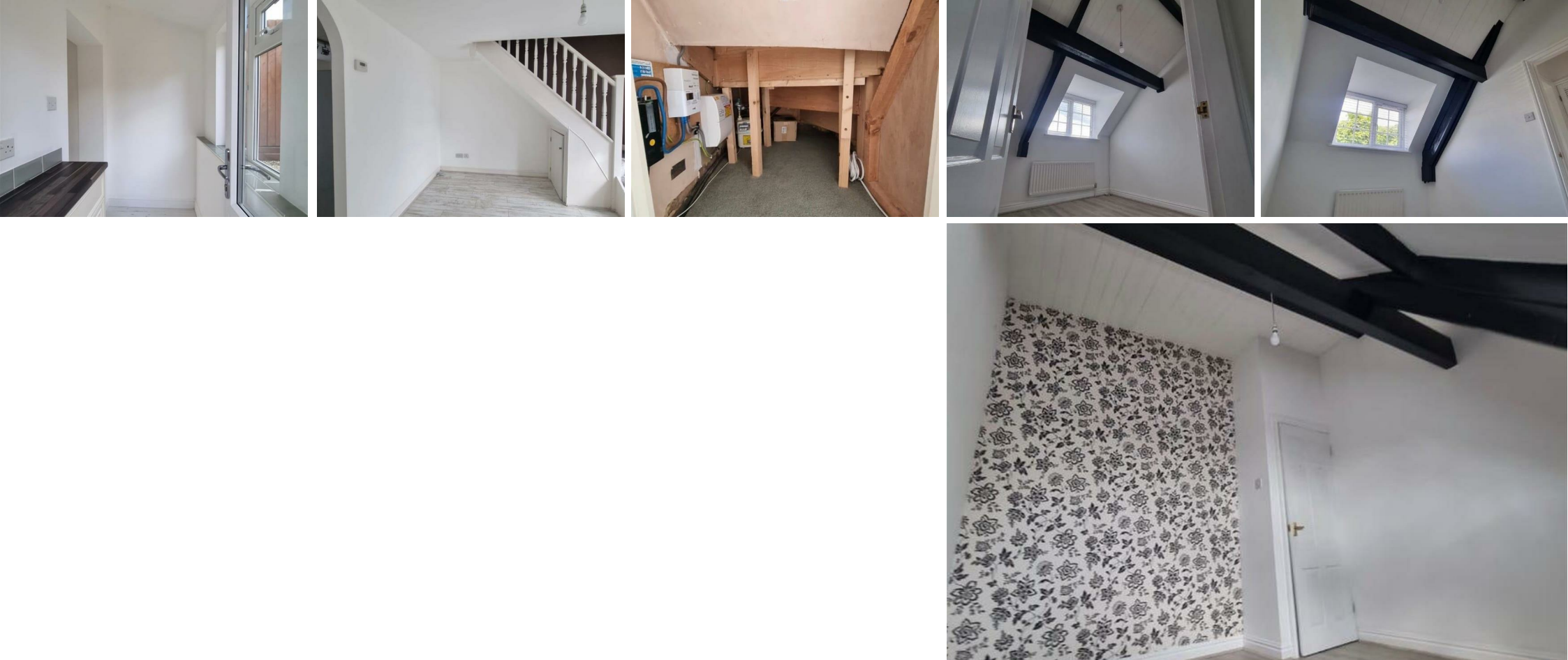
The low-maintenance rear garden features artificial grass for year-round greenery and ease of care, making it an ideal outdoor space for relaxing or entertaining.

#### Location

Situated close to Telford school. The property is close to the town centre with its parks and gardens on offer. The Parade is only a short walk to where an array of coffee shops, restaurants and boutique shops are available. Leamington Spa is voted as one of the Top 3 towns to live in as suggested



by the Times. There are also great road networks nearby giving access to the M40 and M1 motorways as well as the Fosse Way for travel to local towns nearby including Stratford Upon Avon, Birmingham and Warwick to name a few. The Leamington rail station is only a few minutes drive with trains to London in just over one hour. School catchments for this property are second to none falling within many private and state schools.



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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