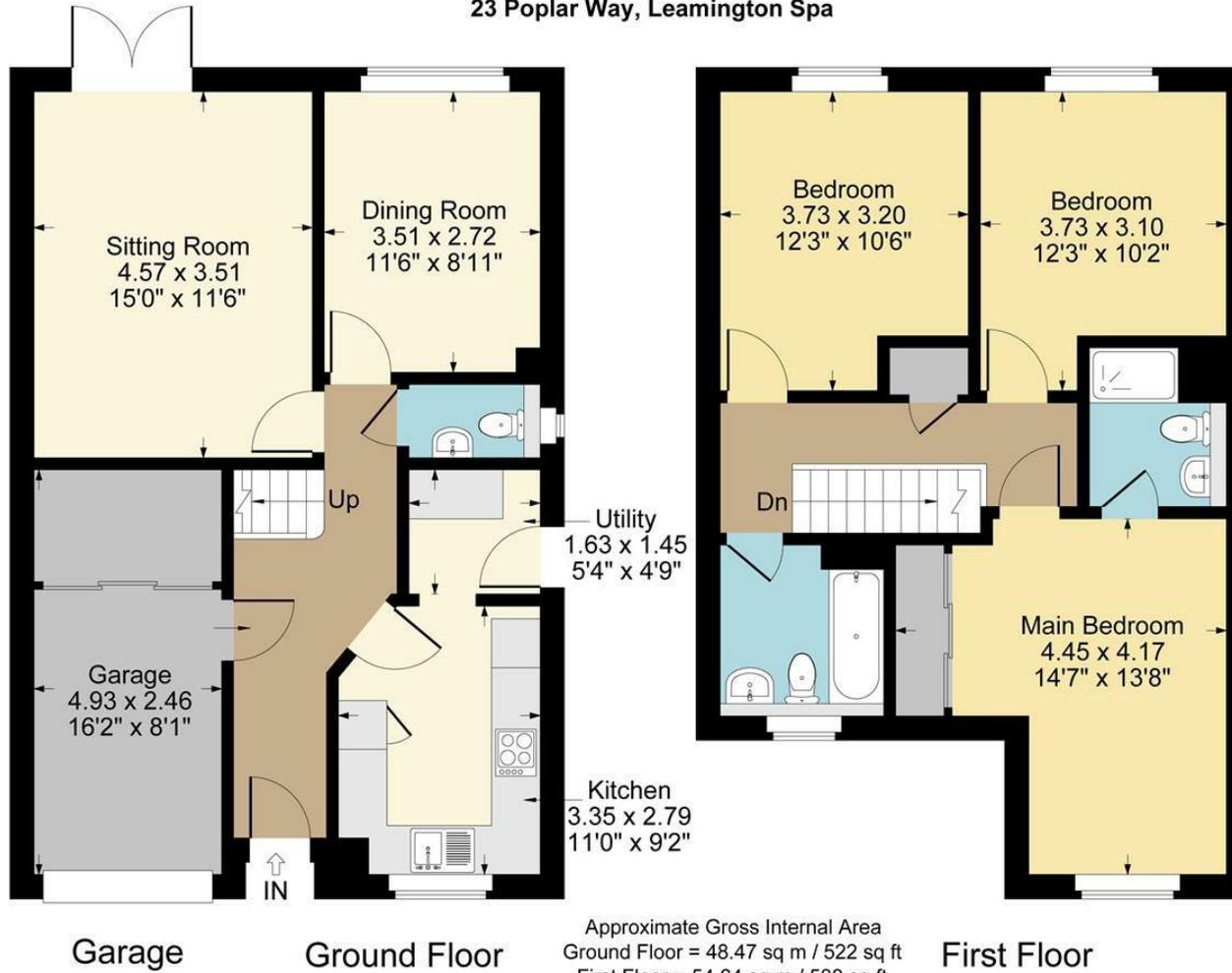


Peter Clarke



23 Poplar Way, Whitnash, Leamington Spa, CV31 2SQ

23 Poplar Way, Leamington Spa



Approximate Gross Internal Area  
 Ground Floor = 48.47 sq m / 522 sq ft  
 First Floor = 54.64 sq m / 588 sq ft  
 Garage = 11.93 sq m / 129 sq ft  
 Total Area = 115.04 sq m / 1239 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

- Sought after location
- Well maintained property close to local amenities
- Fitted kitchen with pantry style utility room
- Three double bedrooms
- Family Bathroom and En-Suite Shower Room
- Two Reception Rooms
- Driveway Parking
- Generous sized rear garden
- EPC Rating D



Guide Price £400,000

BUILT IN 2015 BY BOVIS HOMES THIS NEATLY PRESENTED AND WELL MAINTAINED PROPERTY IS CONVENIENTLY POSITIONED IN THE SOUGHT AFTER LOCATION OF WHITNASH, CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS.

THE ACCOMMODATION COMPRISES IN BRIEF: HALLWAY, KITCHEN, UTILITY ROOM, GUEST CLOAKROOM, DINING ROOM, SITTING ROOM, GARAGE (CURRENTLY USED AS A SEWING ROOM WITH STORAGE BY THE CURRENT OWNER) THREE DOUBLE BEDROOMS, FAMILY BATHROOM AND EN-SUITE SHOWER ROOM.

### Hallway

With stairs rising to the first floor.

### Kitchen

Having a range of neutral coloured base and eyelevel shaker style units, sink unit, electric hob, space for oven, integrated dishwasher, fridge freezer, combi-microwave and double glazed window to front.

### Utility Room

A pantry style room with shelving, space for washing machine, gas central heating boiler and door to side.

### Guest Cloakroom

With low level WC , wash hand basin and window to side.

### Dining Room

Having a double glazed window overlooking the rear garden (currently used as a Study)

### Sitting Room

A good sized room with double doors opening on to the rear garden.

### Integral Garage

This space is currently being used as a sewing room with useful storage area to the rear but could be put back to a garage if the purchaser so wished.

### On the First Floor

With Airing cupboard and access to all bedrooms and bathroom.

### Main Bedroom

A fabulous L-shaped room overlooking the front of the property with built-in wardrobes with mirrored doors, double glazed window to front and door to:

### En-Suite Shower Room

Having double shower, low level WC and wash hand basin.

### Double Bedroom

With double glazed window to rear .

### Double Bedroom

With double glazed window to rear.

### Family Bathroom

Having a double glazed window to front, white suite with bath, shower over, low level WC and wash hand basin.

### Outside

To the front is driveway parking and the garden to the rear is a generous size with raised beds, a wooden shed and shingle and paved patio area.







## GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains water, electricity, drainage and gas are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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