



Beavers Brook Close

MILLPOOL MEADOWS, LEAMINGTON SPA, CV31 2LT

Nathaniel Cleaver

The **Leamington Spa** Property Expert

 **The Property Experts**



This spacious three double bedroom family residence is situated in the ever popular area of Millpool Meadows in South / East Leamington Spa and is offered for sale with no onward chain.

Property at a glance

Modern semi detached home
Three good sized double bedrooms
Large living / dining room
Kitchen / dining area
White family bathroom
Enclosed large rear garden with patio area
Driveway parking for a car & integrated single garage
Popular Location
Close to all local amenities, schools, parks etc.
EPC Rating – C

3 1 2






This family home is in a perfect location for school catchments, local amenities, all major transport links, the train station and nice parks and dog walks.

In brief the ground floor consists of; entrance hallway, living area with under the stair's storage area, kitchen / dining area and downstairs WC.

Upstairs you have the master bedroom with en suite shower facilities and two further double bedrooms along with a white family bathroom suite, the loft is also fully boards with a pull-down loft ladder.

To the rear is a low maintenance South facing garden with a large patio area which is ideal for family BBQ's and parties.

To the front of the property is driveway parking for two cars and a single integrated garage .

Further benefits are the fact it is gas centrally heated and double glazed throughout.

It has been a very successful buy to let investment for my current owners but is now available for the next buyer to put their stamp on to it and enjoy its size and position.

CALL NOW TO VIEW!

Council Tax Band - C

EPC Rating - C

Tenure - Freehold

“For me this is a fantastic sized home in a very popular location.”

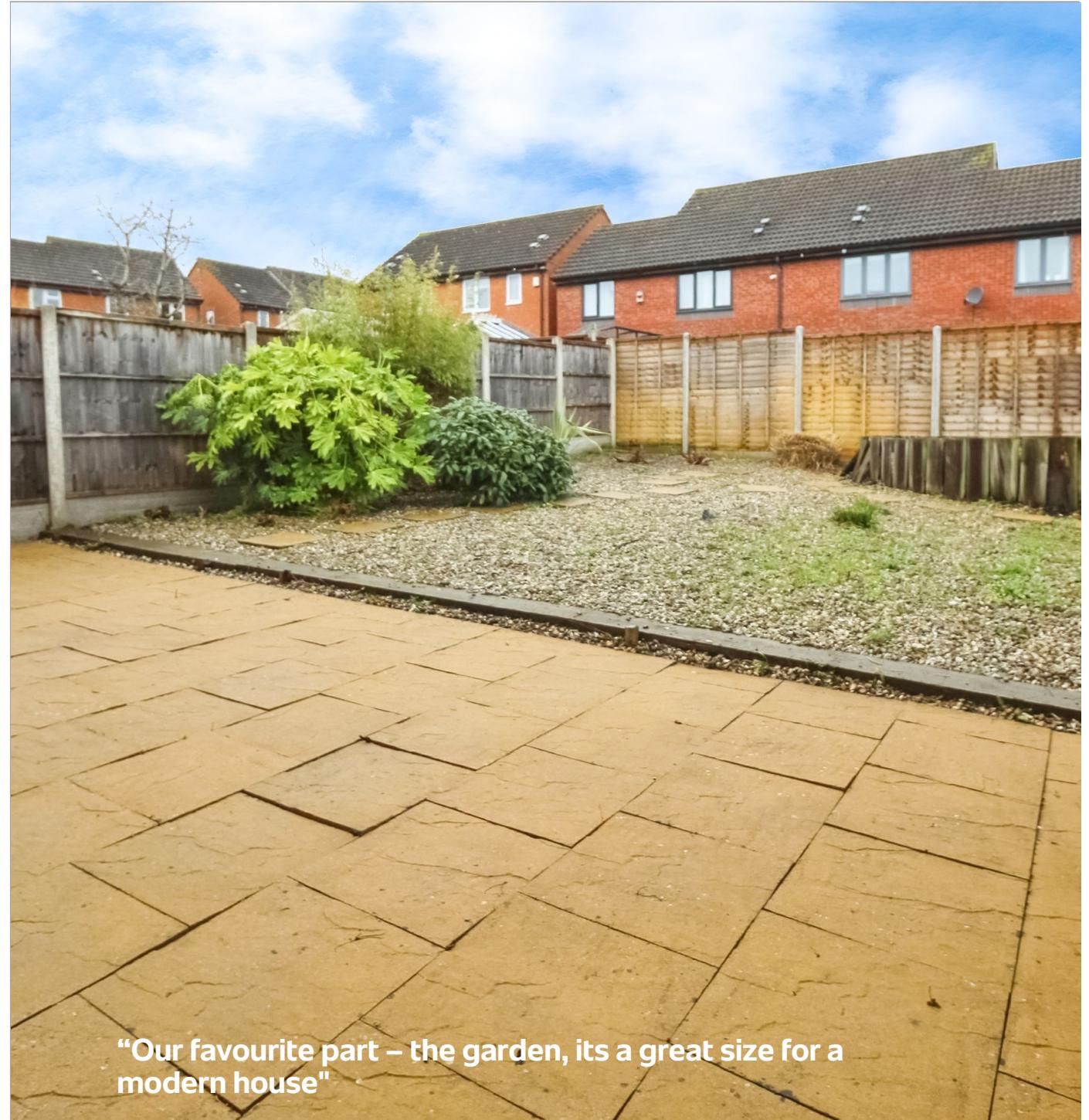


The Seller's View

"We love the size of the house but the garden is also quite substantial for such a modern build.

We originally bought this house for our Daughter which worked very well

We then rented it out for a number of years and it was never empty, it's been a fantastic property for us."



"Our favourite part – the garden, it's a great size for a modern house"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.
nathaniel@thepropertyexperts.co.uk

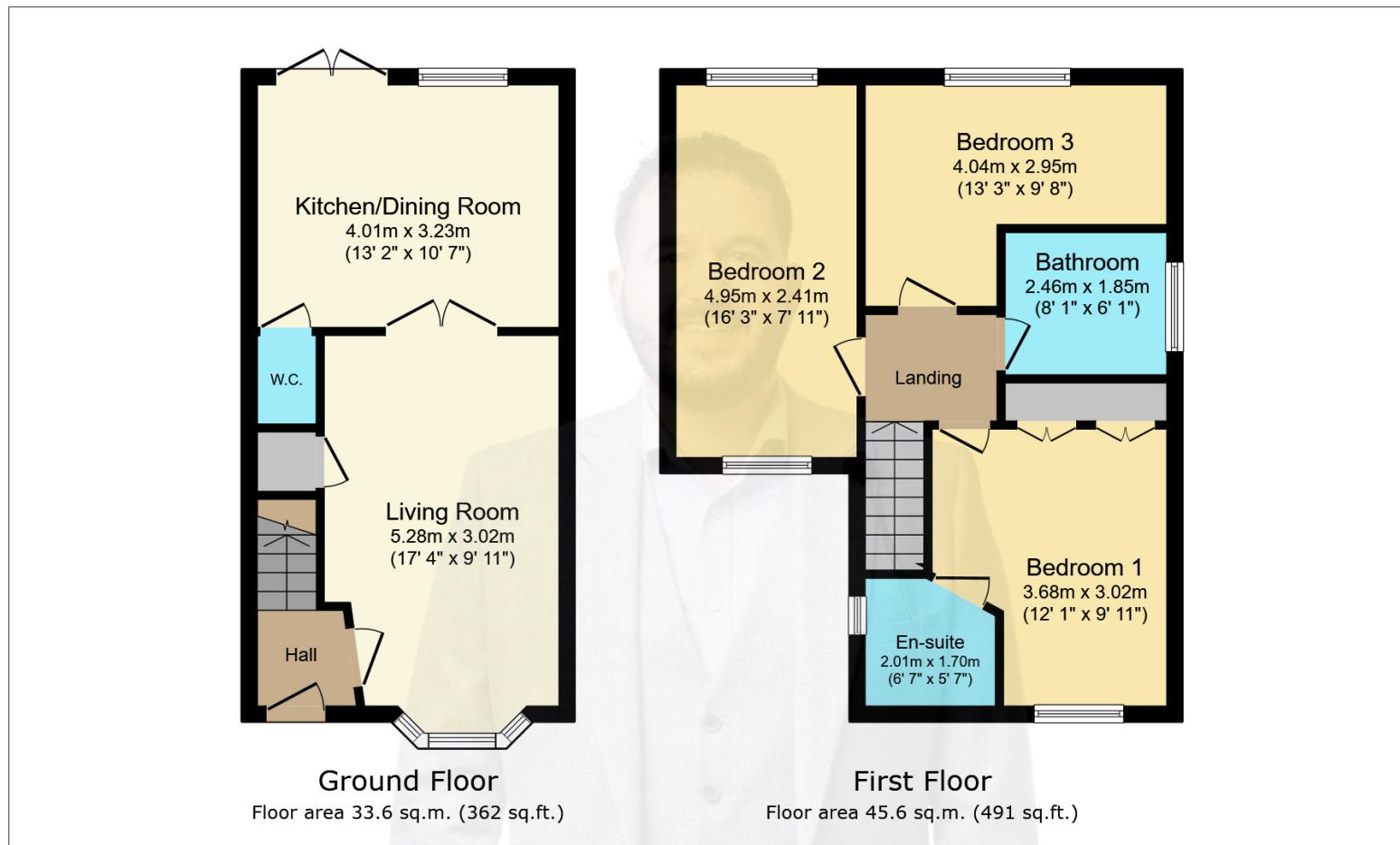
Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



Total floor area: 79.2 sq.m. (852 sq.ft.)

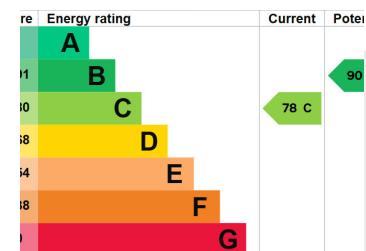
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyHub.in

Amenities/Distances

The property is close to all local amenities, shops, schools, medical centre and parks as well as all transport links..

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Millpool Meadows

Millpool Meadows in Royal Leamington Spa is a modern development and is a haven for walkers and runners alike. With its picturesque surroundings and well-maintained paths, this park is the ideal location for those seeking an invigorating outdoor activity. Whether you prefer a leisurely stroll or an energetic run, the park offers a variety of terrains to suit every fitness level.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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