

ehB RESIDENTIAL

Your Property - Our Business

5 Wootton Court, Lillington Avenue, Leamington Spa







An outstanding opportunity to acquire an impressive three storey, mid terrace townhouse of character, providing very generous four bedroomed and two bathroomed accommodation, featuring first floor lounge, double garage and additional parking, in this highly regarded North Leamington Spa location.

Wootton Court

Located just off Lilllington Avenue, is a small exclusive 1970's built development of three storey townhouses, conveniently sited within easy reach of the town centre and all amenities, including shops, schools and a variety of recreational facilities, also within easy reach of the local railway station. This particularly pleasant location has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 5 Wootton Court, which is an opportunity to acquire an impressive, attractively styled, mid terrace townhouse, providing exceptionally well proportioned four bedroomed accommodation arranged over three floors, which includes a number of notable features:- including en-suite facilities, master bedroom, first floor lounge, double garage, conservatory providing potential further extension, and is offered with NO ONWARD CHAIN.

Whilst the property has been well maintained the agents do consider it has some scope for improvement, and represents a truly unique opportunity.

In detail the accommodation comprises:-

Recessed Porch

With quarry tile floor.

Entrance Hall

With timber panel entrance door, with glazed fanlight, wood block flooring, coving to ceiling, glazed panel doors off, decorated with dado rail.

Access to Garage.

Inner Hall

With staircase off, ranch style balustrade, understairs cupboard, radiator, wood block floor.

Cloakroom/WC

With low flush WC, wash hand basin, wood block floor, coving to ceiling, radiator.







Dining Room
10'3" x 10'6" (3.12m x 3.20m)
With radiator, shelf over, coving to ceiling, central ceiling rose, twin French doors to the Conservatory.

Fitted Kitchen
13'6" x 9'6" (4.11m x 2.90m)
With a good range of base cupboards and drawer units with complimentary rolled edge work surfaces, tiled splashbacks , high level cupboards. Double drainer stainless unit with mixer tap, appliance space, gas cooker point, tiled floor, double radiator, coving to ceiling, matching peninsular breakfast bar unit.

Utility Room
6'6" x 4'1" (1.98m x 1.24m)
With Belfast sink, plumbing for automatic washing machine, tiled floor, fitted shelves.

Accesses from the Kitchen

Conservatory
9'9" x 9'9" (2.97m x 2.97m)
With tiled floor, patio doors overlooking rear garden, fitted shelves, roller blinds.

Stairs and First Floor Landing
With Ranch style balustrade, spacious airing cupboard with Ideal gas fired central heating boiler, lagged cylinder.

Lounge
19'8" x 12' (5.99m x 3.66m)
With two radiators with shelves over, Adam style fireplace with marble effect insert and hearth, three double French doors with roller blinds leading to the full width balcony feature, coving to ceiling, two central ceiling roses, TV point.

Bedroom
17'6" plus w'robes x 10'6" (5.33m plus w'robes x 3.20m)
With radiator, roller blinds, coving to ceiling, range of built-in wardrobes with hanging rail, shelves, part louvred doors, central ceiling rose, coving to ceiling.







En-Suite Shower Room/WC
8'6" x 6' (2.59m x 1.83m)
Being tiled, with tiled floor, panel bath, mixer tap, shower attachment, pedestal basin, low flush WC, radiator, extractor fan, shower rail and curtain.

Stairs and Second Floor Landing
With Ranch style balustrading, access part boarded roof space, with pull-down ladder.

Bedroom
11'9" x 6'9" (3.58m x 2.06m)
With fitted shelves, roller blinds, coving to ceiling, radiator.

Bedroom
12'6" x 9'6" (3.81m x 2.90m)
With radiator, range of built-in wardrobes with hanging rails, shelves, part louvred doors, coving to ceiling.

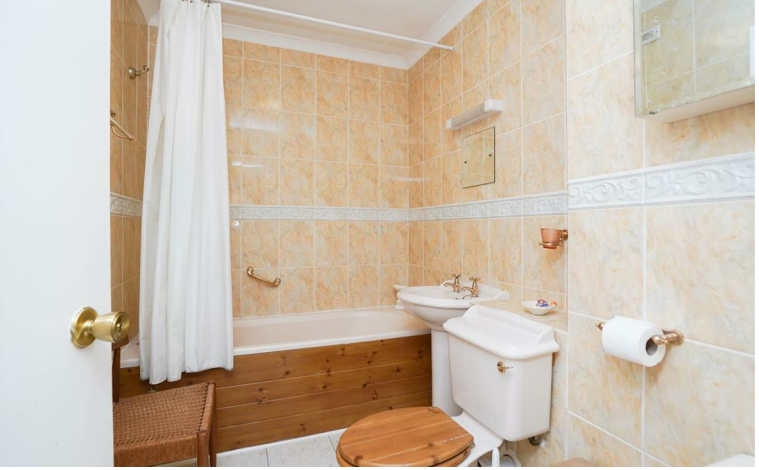
Bathroom/WC
5'6" x 8'7" (1.68m x 2.62m)
Being tiled, with tiled floor, coloured suite comprising panel bath, pedestal basin, low flush WC, mixer tap, shower attachment, extractor fan.

Bedroom
17'6" x 10'9" (5.33m x 3.28m)
With range of built-in wardrobes, hanging rail, shelves, part louvred doors, radiator, coving to ceiling.

Outside (Front)
To the front of the property is a tarmac drive/car standing facility, which leads to the integral garage. The garden is principally laid to flower beds.

Integral Garage
15'6" 17'10" (4.72m 5.44m)
With electric up-and-over door, electric, light, power point, personal door, outside tap.

Outside (Rear)
To the rear of the property is principally paved with raised, well-stocked flower beds, surrounded by close boarded fencing, with pedestrian access







Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

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 F.

Location
CV32 5UU

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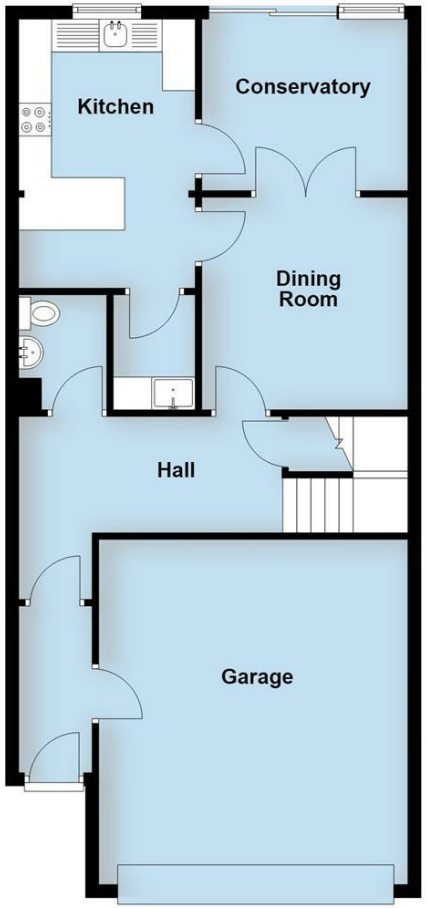






Ground Floor

Approx. 76.1 sq. metres (819.5 sq. feet)

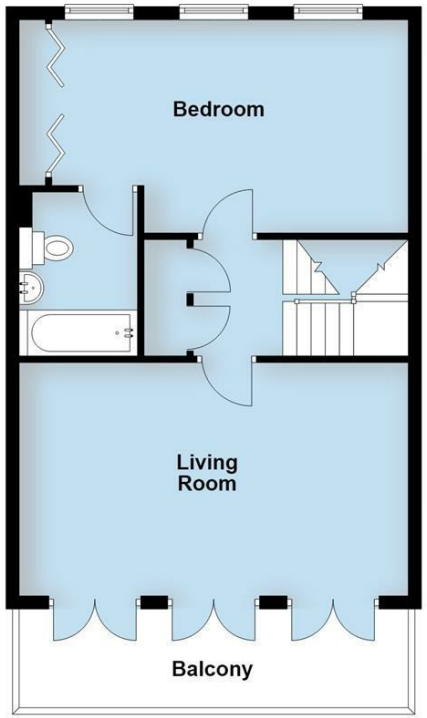


Total area: approx. 180.3 sq. metres (1940.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

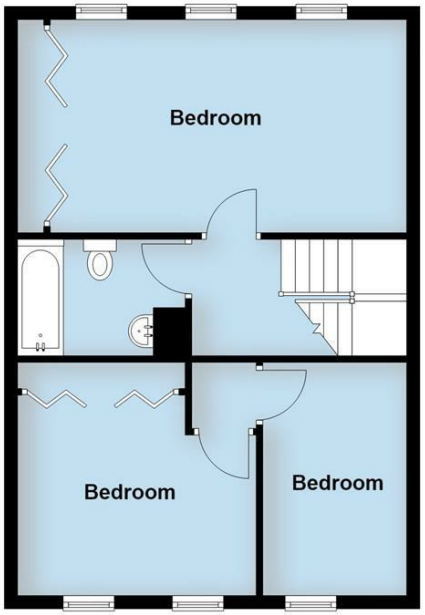
First Floor

Approx. 52.1 sq. metres (560.4 sq. feet)
(excluding Balcony)



Second Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



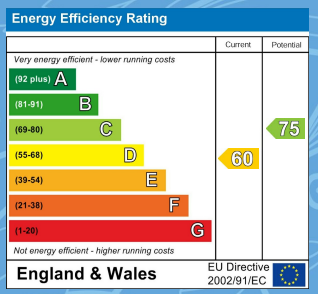
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