

11 Granada Way

Leamington Spa CV31 1PW

Offers Over £260,000

11 Granada Way

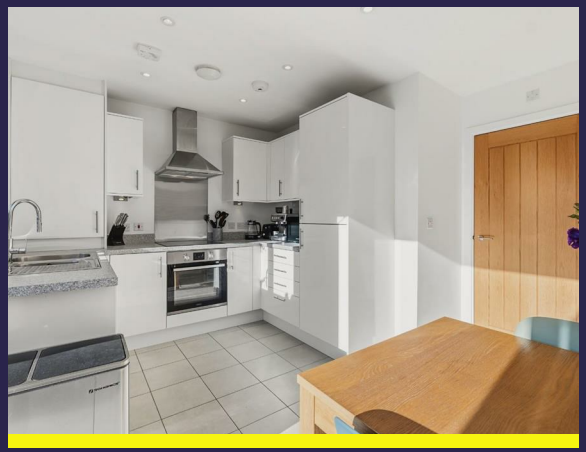
Being positioned away from traffic in an off-road canalside setting, this modern mid-terraced house was constructed by Orbit Housing Association in 2018 and provides ideal accommodation for first-time purchasers, being gas centrally heated and double glazed. The well presented accommodation includes a comfortable and spacious lounge coupled with a kitchen/dining room which extends across the rear of the house and with the kitchen benefiting from a range of integrated appliances. In addition to the two double first floor bedrooms and principal bathroom, there is also a ground floor cloakroom/WC accessed from the dining room. Externally there is a pleasant enclosed garden to the rear along with an allocated car parking space. This is a well presented ideal home for those seeking an entrance to the marketplace, being tucked in an attractive position on the fringe of a small recent development.

Features

- Attractive Modern Terraced House
- Built By Orbit Around 2018
- Lounge
- Kitchen/Dining Room
- Cloakroom/WC
- Two Excellent Bedrooms
- Bathroom
- Attractive Rear Garden
- Allocated Parking
- Quiet Canalside Setting







LOCATION

Granada Way lies off Soans Drive, being the site of the former Ford Soans car dealership and being conveniently situated within easy reach of facilities in nearby Sydenham as well as Leamington Spa town centre. Leamington Spa railway station is also easily accessible, providing commuter rail links to numerous destinations including Birmingham and London, there also being good local road links including those out of the town and links to numerous major routes including the Midland motorway network.

ON THE GROUND FLOOR

CANOPY PORCH ENTRANCE

With period style double glazed entrance door opening into:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, laminate flooring and door opening into:-

LOUNGE

4.95m x 3.20m (16'3" x 10'6")
With UPVC double glazed window to front elevation, central heating radiator, laminate flooring throughout, door to large and useful illuminated storage cupboard and further door to:-

KITCHEN/DINING ROOM

4.29m x 2.69m (14'1" x 8'10")
- plus door recess.
The kitchen area being fitted with a comprehensive range of units in a white gloss finish surmounted by roll edged granite effect worktops with matching upstands and including both base cupboard and drawer units, coordinating wall cabinets to two sides, one cabinet concealing the Vaillant gas fired boiler, integrated induction hob with fitted electric oven below, stainless steel splash plate and stainless steel filter hood over, integrated Smeg washer/dryer, together with integrated fridge/freezer, dining area with central heating radiator and UPVC double glazed French style doors off opening into the rear garden, ceramic tiled flooring throughout and door to:-

CLOAKROOM ROOM/WC

With white fittings comprising low level WC with dual push button flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and ceramic tiled floor extending through from the dining area.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, central heating radiator, door to large useful built-in storage cupboard and doors off to :-

BEDROOM ONE (REAR)

4.29m x 2.79m (14'1" x 9'2")
With twin UPVC double glazed windows to rear elevation, useful built-in wardrobe and central heating radiator.

BEDROOM TWO (FRONT)

4.29m max x 2.82m max (14'1" max x 9'3" max)
- forming an 'L' shape.
With useful built-in storage cupboard over the stair bulk head, twin UPVC double glazed windows to front elevation and central heating radiator.

BATHROOM

Being attractively appointed with three piece white suite comprising low level WC with dual push button flush, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with fitted shower unit over, ceramic tiled splash areas surrounding and glazed shower screen, mirrored wall cabinet, chrome towel warmer/radiator and ceramic tiled floor.

OUTSIDE

FRONT

The front of the property faces towards the canal in what is a pleasant and tucked away setting. The house itself is set behind a small gravelled foregarden with paved footpath giving access to the front entrance door.

ALLOCATED PARKING

The property benefits from one allocated parking space marked with the number 11. There are also a number of visitors' parking spaces which are marked with a 'V'.

REAR GARDEN

A pleasant rear garden which is enclosed by timber fencing and which features a paved patio area beyond which is a lawned garden with paved pathway running through to one side. At the end of the garden a timber gate opens onto a shared rear pedestrian access.

SERVICE CHARGE

It should be noted that Granada Way is an unadopted road. Service/estate charges payable presently standing at £24.38 per calendar month.

DIRECTIONS

Postcode for sat-nav - CV31 1PW
what3words - purple.ports.wire



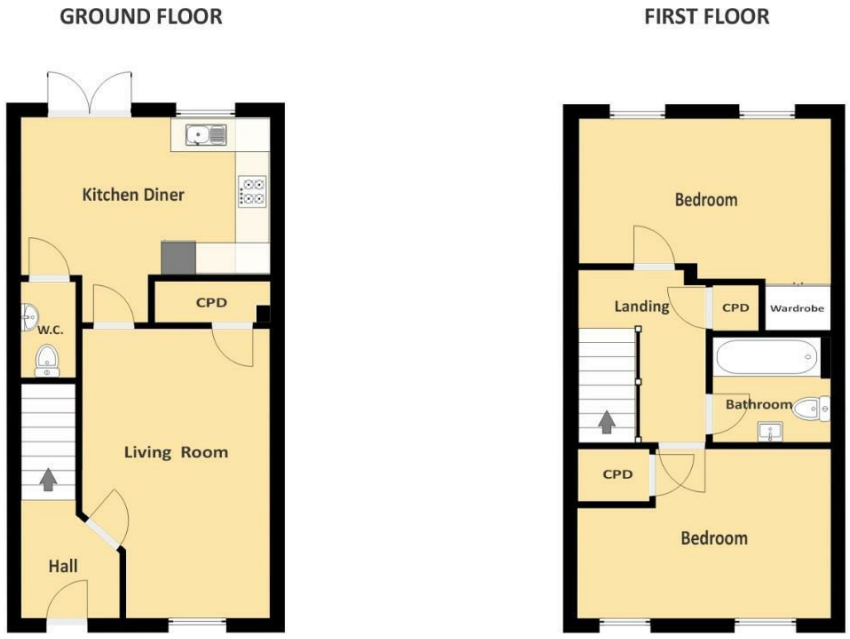






Floorplan

Internal Living Area 759sq ft /70.51m2



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General Information

Tenure

Freehold

Fixtures & Fittings

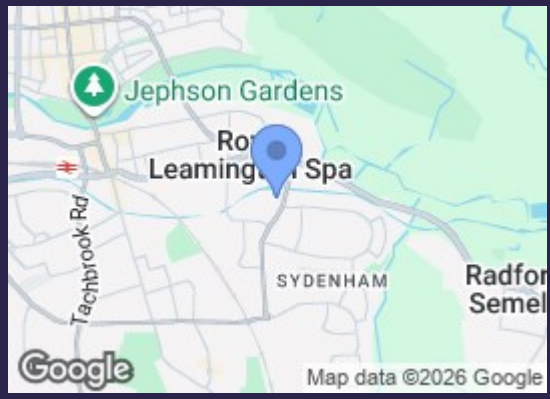
Specifically excluded unless mentioned in these sales particulars.

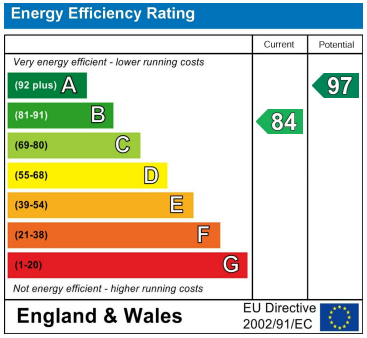
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council





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