



**Connells**

Palmer Road  
Whitnash Leamington Spa



### Property Description

This well-presented semi-detached family home, which has been extended to the rear, offers spacious and versatile living accommodation and is being sold with no onward chain.

The property is approached via a front driveway, leading to the main entrance and into a welcoming hallway, with stairs rising to the first floor.

To the front of the home is a comfortable lounge, ideal for relaxing, while alongside sits a good-sized galley kitchen offering ample workspace and storage.

To the rear, the home opens into a separate dining room, forming part of the rear extension and providing an excellent space for family meals or entertaining. Off the dining room is a newly fitted shower room, adding flexibility and convenience.

The dining room also benefits from doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern shower room, all arranged off the central landing.

Externally, the property boasts a beautiful rear garden, mainly laid to lawn, offering a peaceful outdoor space.

The garden provides access to the garage and features a gate leading directly onto Acre Close Playing Field, making it ideal for families and those who enjoy green open spaces.

An excellent opportunity to purchase a spacious extended home in a desirable position, offered with no onward chain.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Via a driveway to the front which leads to the front door.

## Entrance Porch

With a door leading to;

## Entrance Hallway

With stairs rising to the first floor, a built-in storage cupboard, a radiator and doors to the lounge and kitchen.

## Lounge

Spacious lounge consisting of an electric fire, a radiator, a double glazed window to front elevation and sliding doors leading to the dining room.

## Dining Room

Having a double glazed window to side elevation, French doors leading to the garden, a door to the downstairs shower room and a sliding door to the kitchen.

## Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. With ample space for white goods and comprising tiled flooring. a double glazed window to rear elevation and a door leading to the garden.

## Downstairs Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a W/C. Having cushioned vinyl flooring, a heated towel rail and a double glazed window to rear elevation.

## First Floor Landing

The stairs lead from the hallway. There is a built-in cupboard housing the central heating boiler, access to the partly boarded loft and

doors to all bedrooms and the shower room.

## Bedroom One

Double bedroom having fitted wardrobes, a radiator and a double glazed window to front elevation.

## Bedroom Two

Double bedroom with fitted wardrobes, a radiator and a double glazed window to rear elevation.

## Bedroom Three

With a radiator and a double glazed window to front elevation.

## Shower Room

Three piece suite fitted with a wash hand basin, shower cubicle and a W/C. Having a heated towel rail and a double glazed window to rear elevation.

## Outside

### Rear Garden

Generously sized, mature garden being mainly laid to lawn and fence enclosed, with mature shrubs and a patio area and a gate leading onto Acre Close.

### Parking

Driveway providing off road parking for two cars.

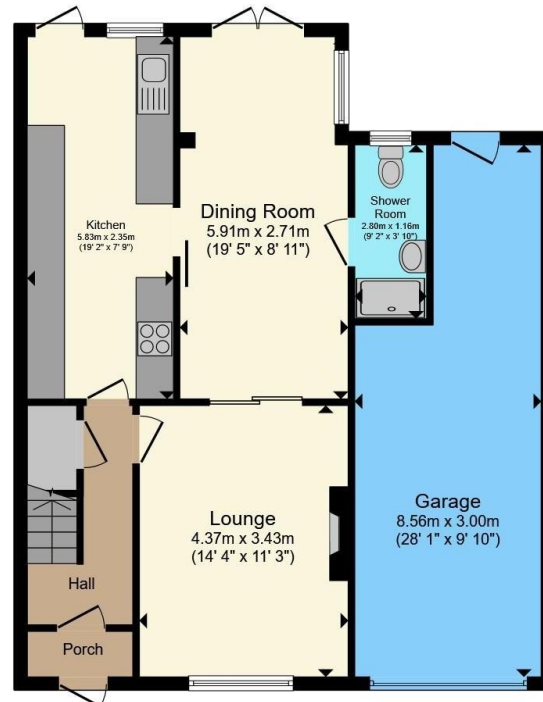
### Garage

Single garage with an up and over door.

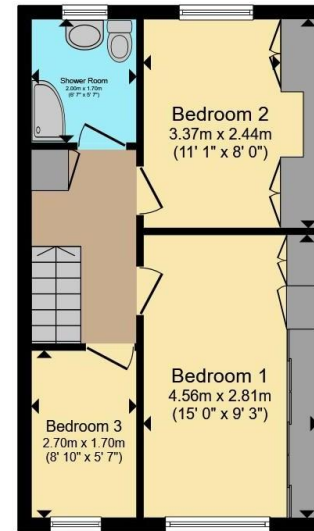








**Ground Floor**



**First Floor**

Total floor area 116.3 m<sup>2</sup> (1,252 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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