

PURTON MEWS, LEAMINGTON SPA, CV31 1ST









Property Description

*** FOUR BEDROOMS, NO ONWARD CHAIN ***

Offering spacious, flexible accommodation in a highly convenient Leamington Spa location, this beautifully maintained four-bedroom semi-detached home presents an excellent opportunity for families and investors alike. Combining versatile living space, a practical layout, the property is ready to enjoy from day one while offering an exceptional investment opportunity. Two local Primary schools rated excellent are within walking distance

The ground floor comprises, entrance hall, living / dining room with double doors onto East facing rear garden providing an ideal space for outdoor dining and entertaining. The kitchen has a range of floor and wall mounted units. The integral garage has been thoughtfully converted to create a fourth bedroom and a modern shower room, offering versatile accommodation suitable for guests, multi-generational living or home working. Upstairs the property provides living space for a growing family with three well proportioned bedrooms and a family bathroom with shower over bath.

Externally, the property benefits from off-street parking for one vehicle and a low-maintenance rear garden with gated side access out onto the street. The garden also benefits from a practical shed for additional storage.

The property is conveniently located, and within walking distance of Sydenham Primary and St Anthonys Primary schools both rated as excellent. There is also a local supermarket, doctors' surgery and a range of independent local shops. Leamington Spa railway station is approximately a five-minute drive away, offering excellent transport links for commuters.









Key Features

- No Onward Chain
- Four Bedrooms (Three Doubles)
- Two Bathrooms
- Living Room Overlooking Garden
- Kitchen
- Parking
- Great First Purchase or Investment

Local Authority – Warwick

Council Tax – Band B

Tenure – Freehold

4 2 1 C

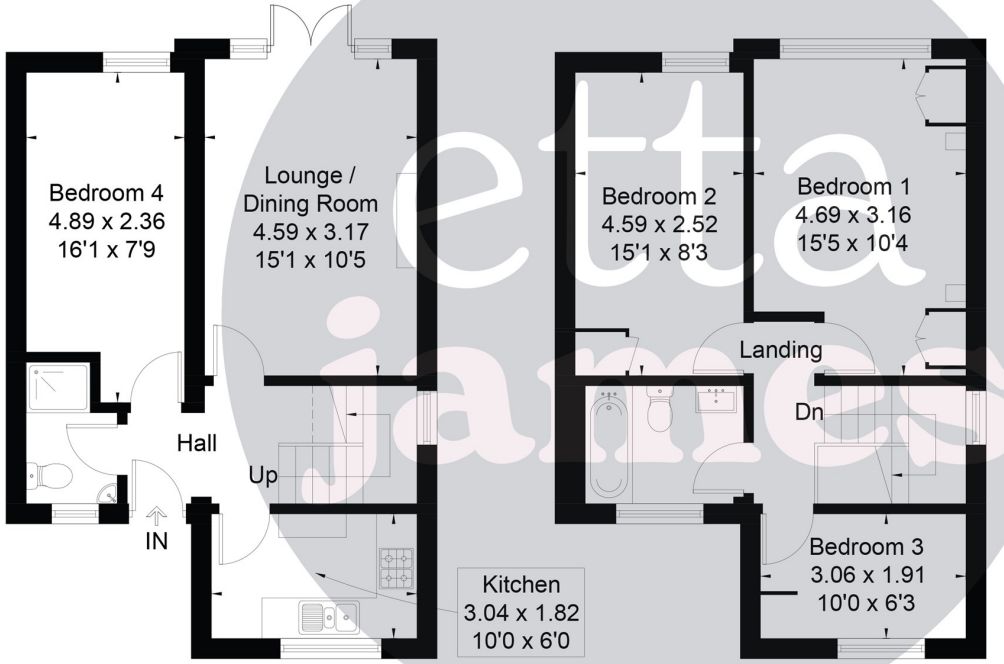






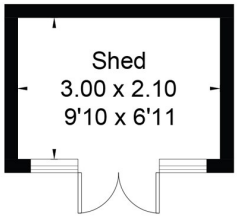
Approximate Floor Area = 87.9 sq m / 946 sq ft
(Excluding Shed)

= Reduced head height below 1.5m



Ground Floor

First Floor



(Not Shown In Actual
Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111986



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.