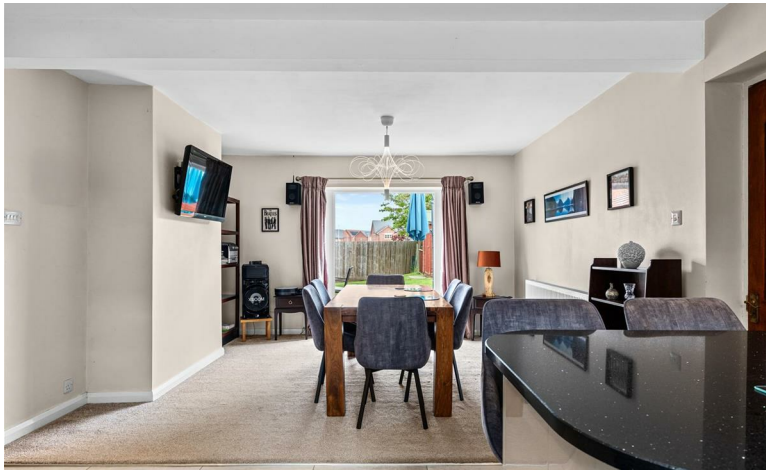
ehB RESIDENTIAL

Your Property - Our Business

5, The Greswoldes, Radford Semele, Leamington Spa



A mature, well proportioned, detached three bedroomed family property, situated in this highly regarded cul-de-sac position in the popular village of Radford Semele.

Briefly Comprising;

Entrance hallway, ground floor WC, sitting room with patio doors, extended kitchen/dining/family room, utility room. First floor landing, three bedrooms, refitted bathroom, separate cloakroom. Upvc double glazing, gas radiator heating. Tarmac driveway, Garage. Front garden and lawned and patioed rear garden.

The Property

Is approached via tarmac driveway, giving access to...

Canopy Porch

With brick block paved step leading up to composite double glazed obscure entrance door to...

Entrance Hallway

With coved cornicing, refitted timber doors to ground floor accommodation, radiator, understairs recess.

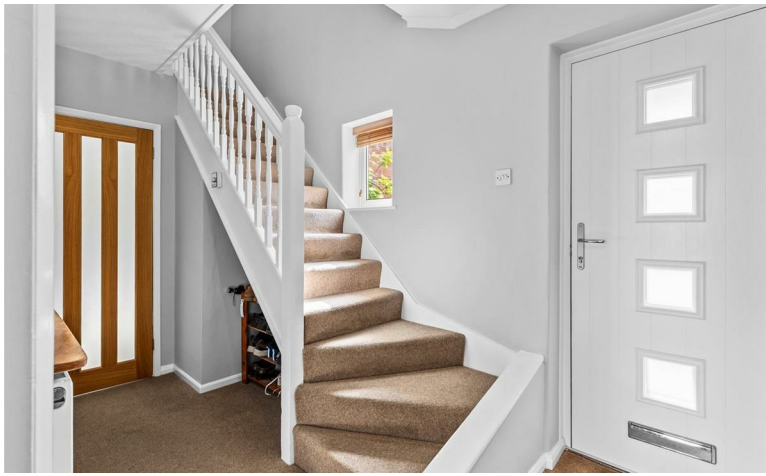
Ground Floor WC

Fitted with white low level WC, wash hand basin set into vanity unit with splashback tiling, feature circular obscure glazed window to front elevation, upvc double glazed window to side, wall mounted Worcester boiler.

Living Room

16'5" x 11'4" (5.00m x 3.45m)

With upvc double glazed sliding patio doors to garden, fireplace surround with inset gas fire, radiator.



Extended Kitchen/Dining/Family Room

29' overall (8.84m overall)

Being open plan and yet forming distinctive areas.

Kitchen Area

10' x 17'4" (3.05m x 5.28m)

With upvc double glazed window to front elevation and two large Velux double glazed roofline windows. Fitted with a range of high gloss wall and base units with Quartz working surface and matching upstands over, underslung one and a half bowl sink unit with mixer tap, partially concealed Bosch dishwasher, space for range style gas oven, space for American style fridge freezer, breakfast bar return, tiled floor, door to built-in pantry cupboard with shelving and upvc double glazed window.

Dining/Family Area

13'4" x 11'11" (4.06m x 3.63m)

With upvc double glazed French doors leading to the garden, radiator.

Utility Room

7'11" x 8'5" (2.41m x 2.57m)

With single glazed timber framed door, upvc double glazed window to side leading to garden, working surface space and plumbing for washing machine and further appliance space, high level wall cupboards, internal ledge and brace door to...

Garage

7'11 x 15'6" (2.41m x 4.72m)

With power and light as fitted, up-and-over door.

First Floor Landing

With upvc double glazed window to front elevation, hatch to roof space with light, airing cupboard with slatted shelving and insulated hot water cylinder.

Bedroom One (Rear)

17'10" max x 9'10" expanding to 10'3" (5.44m max x 3.00m expanding to 3.12m)
With upvc double glazed window to rear elevation, radiator.

Bedroom Two (Rear)

12'2" x 11'4" (3.71m x 3.45m)
With upvc double glazed window to rear elevation, radiator, coved cornicing, laminate flooring.

Bedroom Three (Front)

7'7" x 10'7" (2.31m x 3.23m)
With upvc double glazed window to front elevation, coved cornicing, radiator.

Bathroom

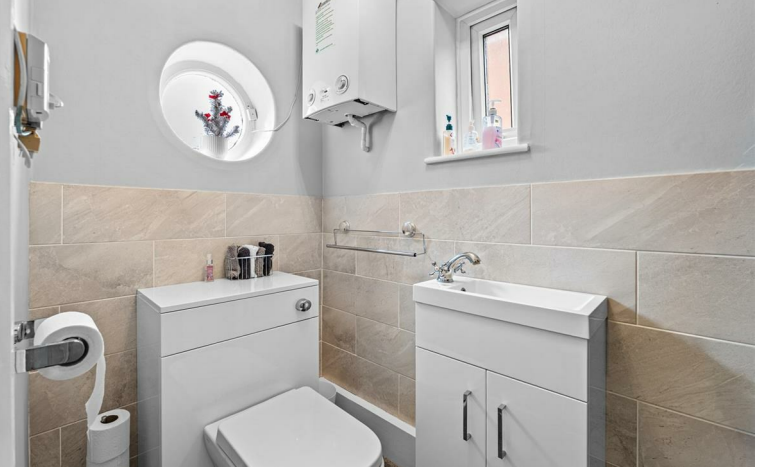
Fitted with double ended bath with wall mounted Triton electric shower over, pedestal wash hand basin, full splashback tiling, radiator towel rail, upvc obscure double glazed window to front elevation.

Separate WC

Fitted with a white low level WC, upvc obscure double glazed window to side elevation, laminate flooring.

Outside (Front)

To the front of the property is a shaped, tarmac driveway, the remainder of the garden is principally laid to lawn.



Outside (Rear)

Rear garden is principally laid to lawn and surrounded in the main by timber fencing and hedging. There is a decked area across the rear of the property, herbaceous planting, timber garden shed, gated access to the side.

Mobile Phone Coverage

Good outdoor 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.

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.

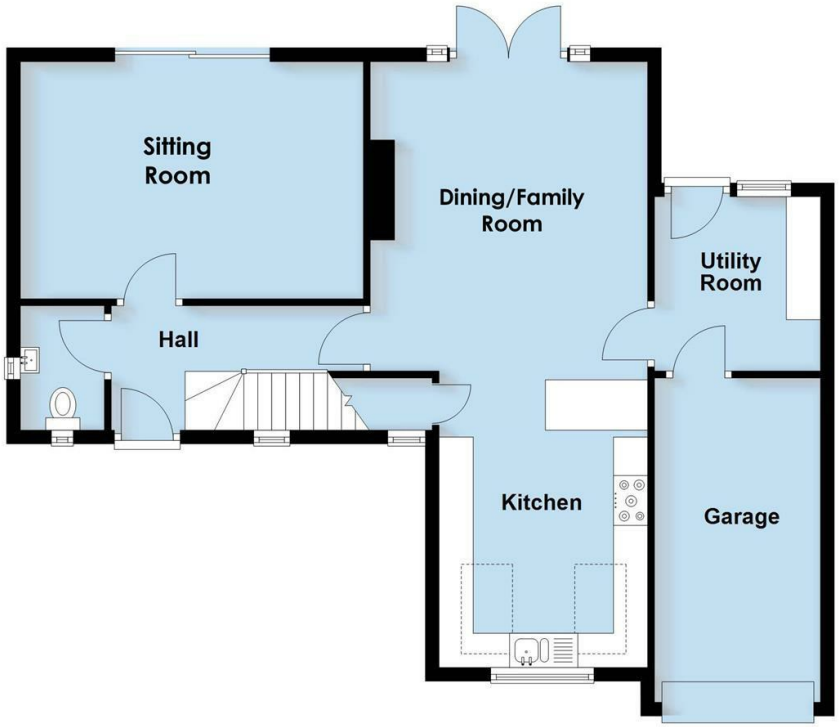
Council Tax

Council Tax Band E.

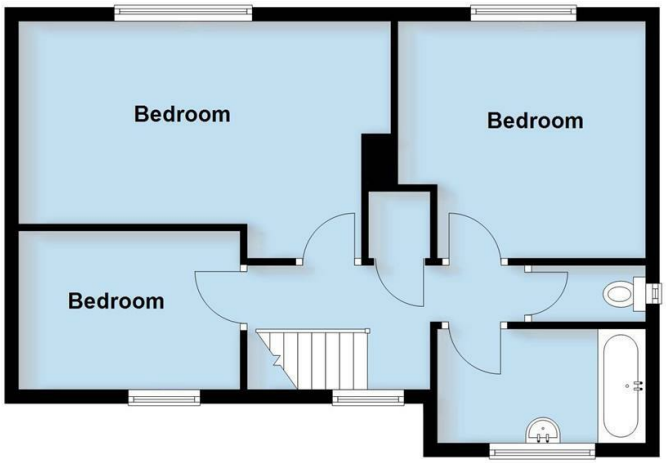
Location

CV31 1TP

Ground Floor
Approx. 78.7 sq. metres (847.3 sq. feet)



First Floor
Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 130.6 sq. metres (1405.5 sq. feet)

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

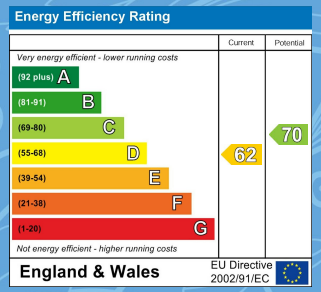
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.