



KELVIN ROAD, LEAMINGTON SPA, CV32 7TG



Property Description

This well-maintained four-bedroom semi-detached family home is now available to purchase. Superbly positioned on Kelvin Road and just approximately 50 metres from a popular Primary School, the property offers an excellent combination of generous accommodation, a long rear garden and a convenient location for families.

The property is presented in good order throughout and is ready to move into, providing a fantastic opportunity for a growing family looking for a well-proportioned home in this popular part of Leamington Spa.

The accommodation includes an entrance hall, downstairs cloakroom, fitted kitchen and a generous open plan living/dining room with access to the long rear garden. On the first floor there are three bedrooms and a family bathroom with shower over the bath, while the loft has been converted to create a further double bedroom with its own en-suite shower room. This additional accommodation provides excellent flexibility and could also work well as a principal bedroom, guest suite or teenager's space.

To the rear of the property there is a generous private garden, providing plenty of space for entertaining, children's play and outdoor relaxation. There is a former detached garage positioned to the side of the rear garden. This useful space offers considerable potential as a home office, gym, studio or hobby room, or even connecting to the main house subject to any necessary consents.

The property's location is a real highlight, being just a short walk from the Primary School and within the catchment area for popular Secondary Schooling, making it particularly appealing to families.

With four bedrooms, an en-suite loft conversion, generous rear garden, useful detached building and an excellent position, this is a superb family home that is ready to move straight into. Viewings are by appointment only and strongly advised to appreciate the accommodation and location.





Key Features

- Viewings commence Saturday 12th September 1pm
- Four bedrooms
- Two bathrooms
- Open plan living / dining room
- Kitchen
- Large rear garden
- Detached brick former garage
- Parking and garden to the front

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold



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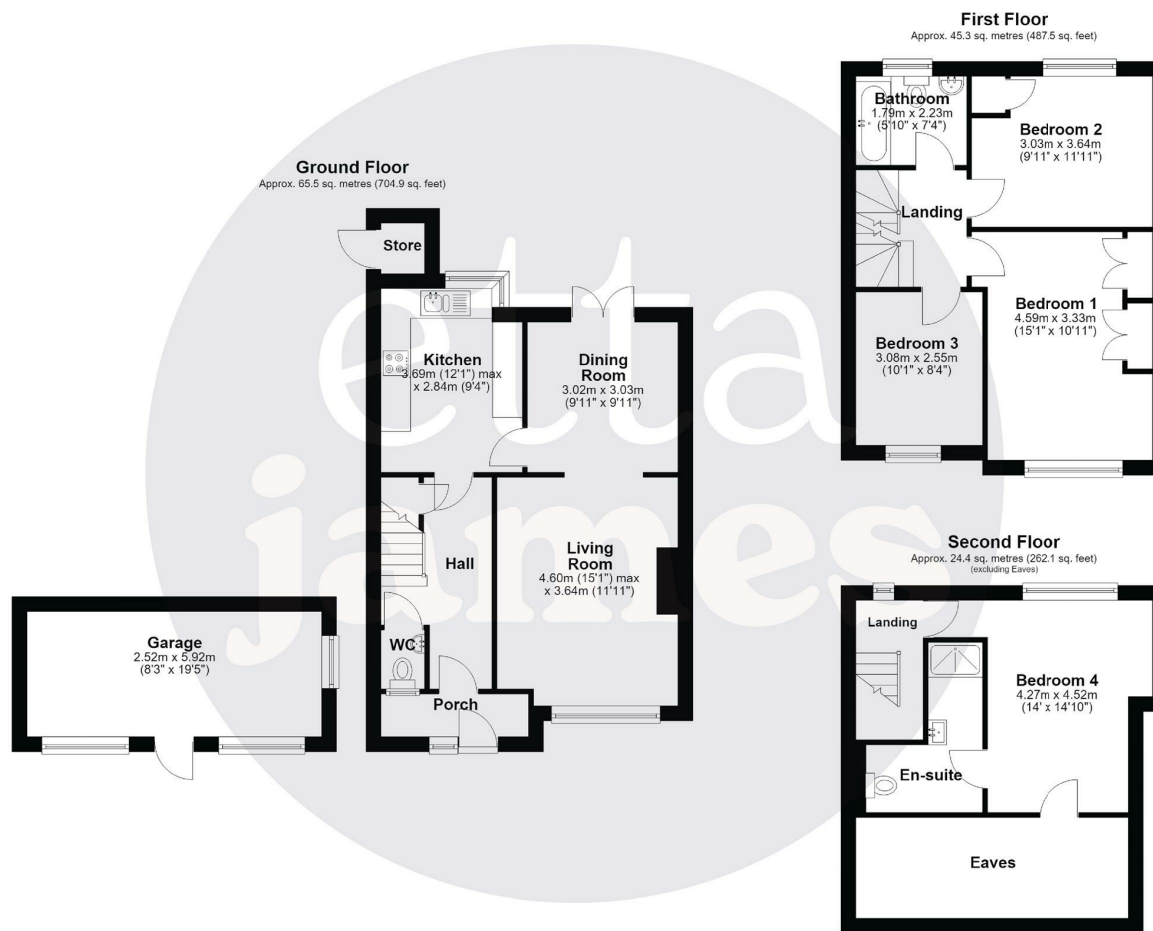
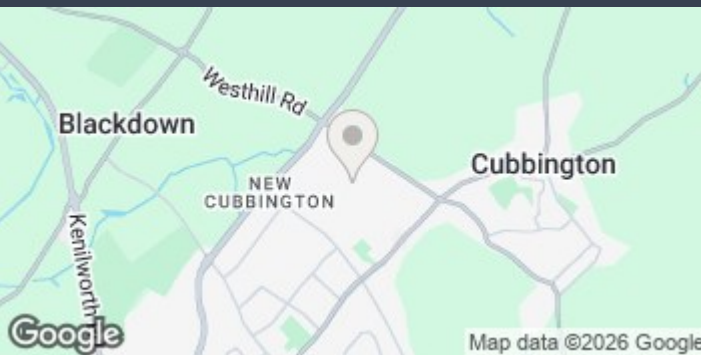


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To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

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