



Connells

Westlea Road
Leamington Spa



Property Description

A beautifully presented two-bedroom semi-detached home, ideally situated within easy reach of the town centre and train station. Offering off-road parking, a generous rear garden, and immaculate accommodation throughout, this property is perfect for first-time buyers and investors alike.

The accommodation comprises an attractive bay-fronted lounge which opens into the spacious kitchen/dining room, creating an ideal space for both everyday living and entertaining. To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from a generous rear garden, providing excellent outdoor space, while off-road parking is available to the front of the property.

Lounge Area

Having a radiator and a double glazed bay window to front elevation.

Kitchen/Diner Area

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and housing the gas central heating boiler. With a double glazed window to rear elevation and a door leading to the garden.



First Floor

Landing

The stairs lead from the hallway. There is a radiator, a double glazed window to side elevation, access to the loft and doors to both bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double bedroom having a radiator and a double glazed window to rear elevation.

Shower Room

White three piece suite fitted with a wash hand basin with vanity unit, corner shower and a low level W/C. Having fully tiled walls and a double glazed window to rear elevation.

Garden

Two tier garden being mainly laid to lawn and patio. Fully fence enclosed with two brick built stores and gated side access.

Parking

Driveway providing off road parking.

Buyer Aml Fee

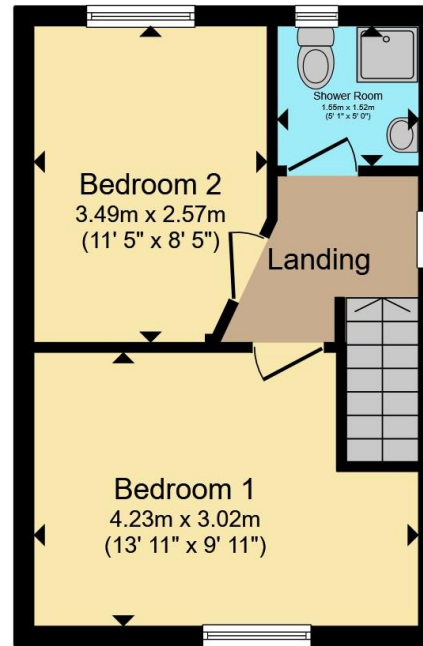
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 56.6 m² (609 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

Connells

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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