



STIRLING AVENUE, LEAMINGTON SPA, CV32 7HW



## Property Description

Viewings are currently suspended due to multiple offers being received.

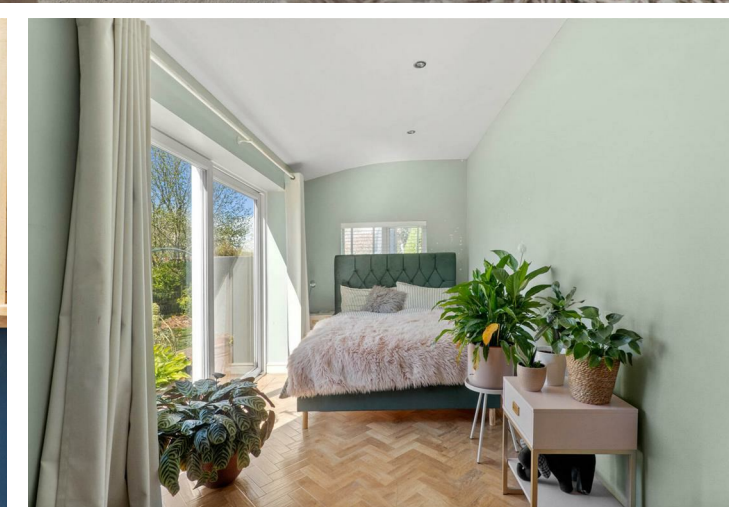
**\*\*\* EXTENDED FAMILY HOME IN TELFORD PRIMARY AND NORTH LEAM SCHOOL CATCHMENT \*\*\***

Situated in a highly sought-after north Leamington Spa location within the Telford Primary and North Leamington School catchment area, this beautifully presented and well maintained four-bedroom home offers spacious and versatile accommodation ideal for modern family living.

In brief the property comprises of; Wide entrance hall with under stairs storage, open-plan kitchen diner, thoughtfully designed with a central island, ample floor and wall mounted storage and double door opening onto the patio and garden, creating a bright and sociable space perfect for everyday living and the occasional entertaining. A separate living room to the front of the property with feature bay window allowing plenty of natural light. The extension to the side now incorporate's the rear garage. This space is being used as a fourth bedroom, separate shower room and utility/home workspace just off the kitchen. On the first floor there are three well-proportioned bedrooms, and a family bathroom with separate shower and bath.

Outside, the generous rear garden is beautifully maintained with patio seating areas, mature planting and a large lawned area, offering a wonderful space for families and outdoor entertaining. To the front there is off-street parking for two cars and access to a garage. The property is fully double glazed and has gas central heating.

This family home combines stylish interiors with flexible accommodation in a prime residential setting, close to popular schools, local amenities and transport links. This is certainly a property that needs to be viewed to appreciate.





## Key Features

- Telford Primary & North Leamington Catchment
- Open Plan Kitchen Diner
- Four Bedrooms
- Two Bathrooms
- Living Room
- Large Garden
- Off Street Parking
- Garage
- Viewings Strictly by Appointment

**Local Authority –**  
**Council Tax – Band**  
**Tenure – Freehold**



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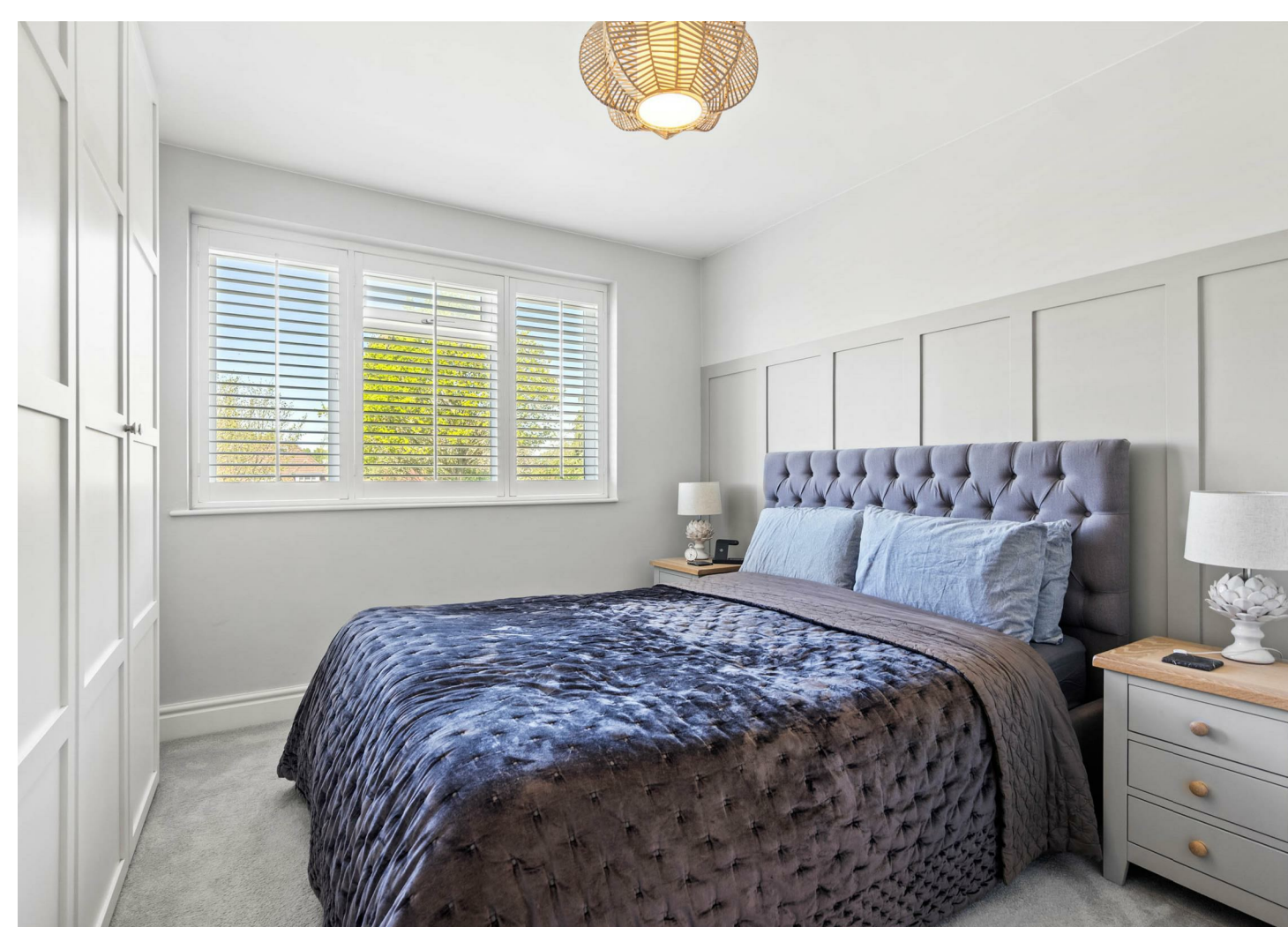
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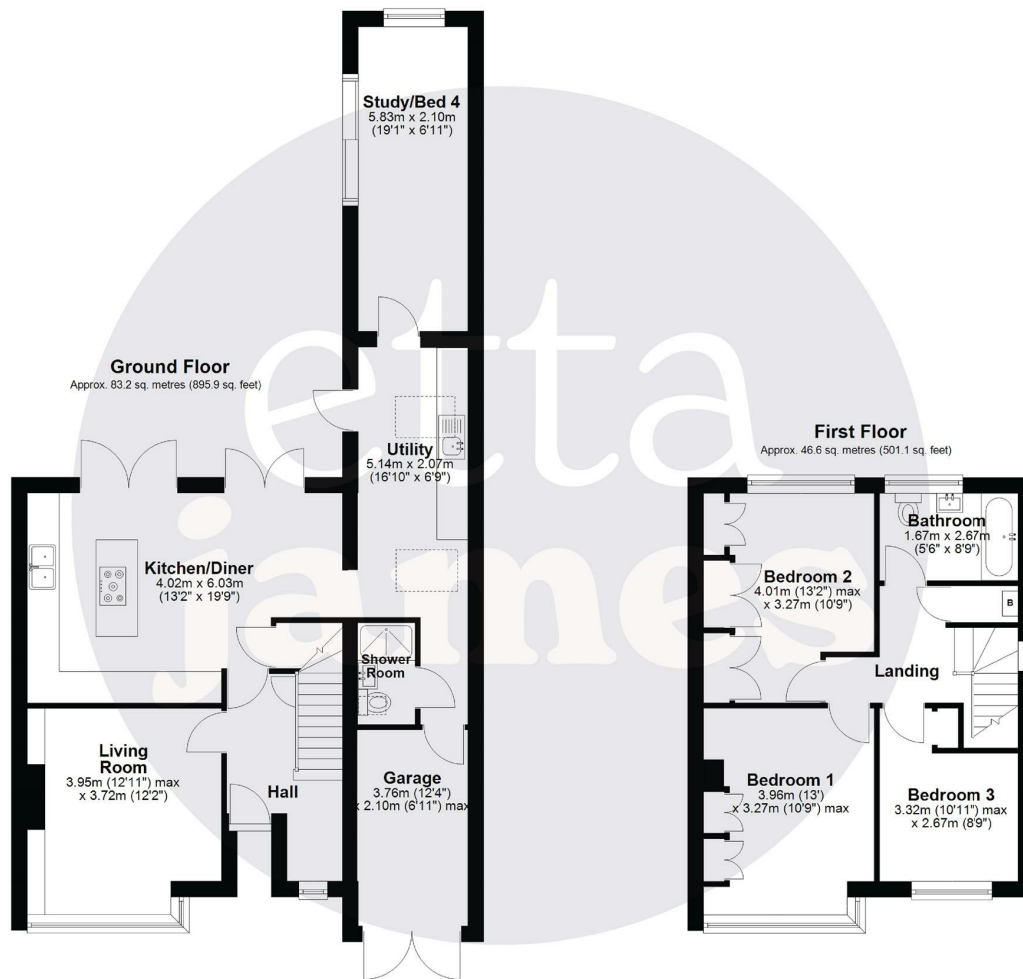
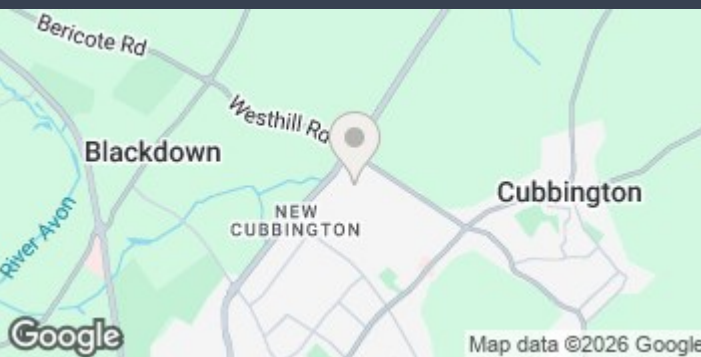
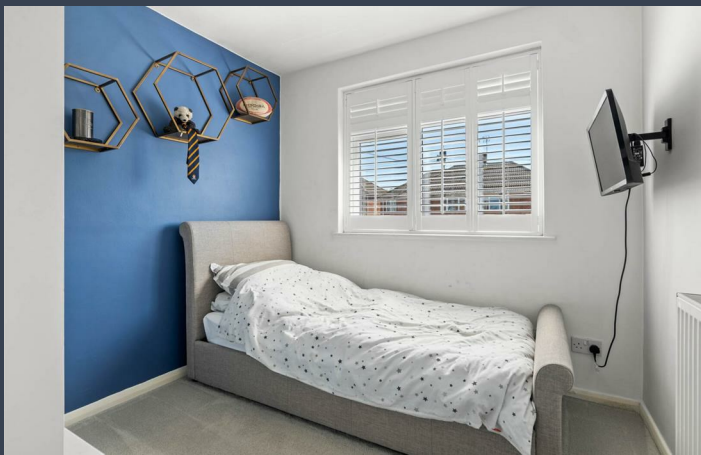


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Total area: approx. 129.8 sq. metres (1397.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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

