



**Connells**

Greville Smith Avenue  
Whitnash Leamington Spa



# Greville Smith Avenue Whitnash Leamington Spa CV31 2HQ

for sale offers over  
**£350,000**



## Property Description

Welcome to this beautiful three-bedroom semi-detached home, ideally located in the ever-popular area of Whitnash, Leamington Spa. Perfect for families, first-time buyers or anyone looking for a move-in ready property, this home offers spacious living accommodation, modern interiors, and excellent outdoor space - all with the added benefit of no onward chain and in a popular residential area for schools, amenities and peaceful nature walks.

## Description

As you approach the property, you're greeted by a large driveway providing ample off-road parking and access to the garage, making day-to-day living effortless.

Step through the enclosed entrance porch, which opens into a welcoming hallway with stairs rising to the first floor. The ground floor offers a superb sense of space and light, with a large open-plan lounge/diner, featuring a generous front-facing window that floods the room with natural light - ideal for both relaxing and entertaining.

To the rear, you'll find a stylish, newly fitted kitchen, thoughtfully designed with a range of contemporary units and worktops, as well as space for appliances. The kitchen leads seamlessly into a conservatory, which adds valuable additional living space and opens directly out to the private, enclosed rear garden - perfect for enjoying the warmer months.

First Floor Accommodation:

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering ample space for family living or home working. The accommodation is completed by a modern family bathroom, featuring a white suite and contemporary tiling.

## Outdoor Space:

The private rear garden is laid to lawn with a patio area, ideal for outdoor dining or relaxing. There is side access to both the garage and driveway, adding convenience and flexibility to the layout.

## Approach

Via the generous front garden with a pathway leading to the front door.

## Entrance Porch

Having a double glazed window and door to front elevation.

## Entrance Hallway

Welcoming entrance with stairs rising to the first floor and an understairs storage cupboard, a radiator and doors to the lounge/dining room and the kitchen.

## Lounge/Dining Room

26' 5" max x 11' 1" max ( 8.05m max x 3.38m max )

Generously sized, light and airy lounge/dining room. Consisting of a feature fire place, two radiators, a television point, a double glazed window to front elevation and sliding patio doors to the Conservatory.

## Kitchen

10' 9" x 7' 6" ( 3.28m x 2.29m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and having a radiator, a double glazed window to rear elevation, a serving hatch into the lounge/dining room and a door to the conservatory.

## Conservatory

15' 11" x 8' 5" ( 4.85m x 2.57m )

UPVC construction with doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the boarded loft, an airing cupboard housing the combi-boiler and doors to all bedrooms and the shower room.

## Bedroom One

11' 1" max x 15' 1" max ( 3.38m max x 4.60m max )

Generously sized double bedroom with a radiator, fitted wardrobe and a double glazed window to front elevation.

## Bedroom Two

9' 9" x 11' 1" ( 2.97m x 3.38m )

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

## Bedroom Three

8' 5" x 5' 7" ( 2.57m x 1.70m )

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

## Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and a double glazed window to rear elevation.

## Outside

### Rear Garden

Being mainly laid to lawn with fence panels and mature shrubs to the borders and a paved patio area perfect for external dining.

### Parking

Having a large bloc paved driveway to the front of the property.

### Garage

Connells advise an internal inspection of the garage is yet to be carried out, further information is available on request.

## Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

## Seller's Comments

From Our Family to Yours:

This home has been in our family since the 1960's from when it was built. The house has been a lovely home to grow up in and we hope it will be a great home for you as well.













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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