



**Connells**

Elliston Grove  
Leamington Spa

# Elliston Grove Leamington Spa CV31 1YN

for sale offers over  
**£250,000**



## Property Description

This attractive two bedroom semi-detached home is situated in a popular residential location in Leamington Spa and offers well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors.

The property is approached via a front garden with a pathway leading to the entrance door, opening into a spacious open plan lounge/dining room. This welcoming living space benefits from stairs rising to the first floor, while the dining area enjoys sliding patio doors providing direct access to the rear garden. Located to the rear of the property, the kitchen is fitted with a range of units and offers a practical layout for everyday living.

To the first floor, there are two good-sized bedrooms and a family bathroom, completing the accommodation.

Outside, the rear garden features a block paved patio area, perfect for outdoor dining and entertaining, with the remainder laid to lawn and enclosed by fenced boundaries, creating a private and secure outdoor space.

Further benefits include a garage located en bloc with parking available to the front, together with the property's convenient position within this sought-after area of Leamington Spa, offering excellent access to local amenities, schools, parks and transport links.

## Location

Situated within the established and popular Sydenham area of Leamington Spa, this property enjoys a convenient residential setting with excellent access to local amenities. Residents benefit from nearby supermarkets, convenience stores, healthcare facilities and leisure amenities, while Leamington Spa town centre is easily accessible (approx. 1.7 miles away), offering an extensive range of independent shops, cafés, restaurants and recreational attractions. The property is also well placed for outdoor enjoyment, with several parks and green spaces located nearby.

The location is particularly attractive for commuters, with Leamington Spa Railway Station approximately 0.9 miles away, providing regular services to Birmingham, Coventry and London Marylebone. Excellent road links via the A425, A452 and nearby M40 motorway further enhance connectivity across Warwickshire and the wider Midlands region.

Families are well catered for with a range of highly regarded schools within easy reach, including Sydenham Primary School, located just a short walk away and rated Good, together with St Anthony's Catholic Primary Academy and Clapham Terrace Community Primary School and Nursery. Secondary education is served by the well-regarded Champion School, also rated Good, alongside additional independent and specialist educational options in the local area. Overall, Elliston Grove offers a desirable combination of convenient amenities, strong transport connections and excellent schooling, making it an appealing location for families, professionals and first-time buyers alike.

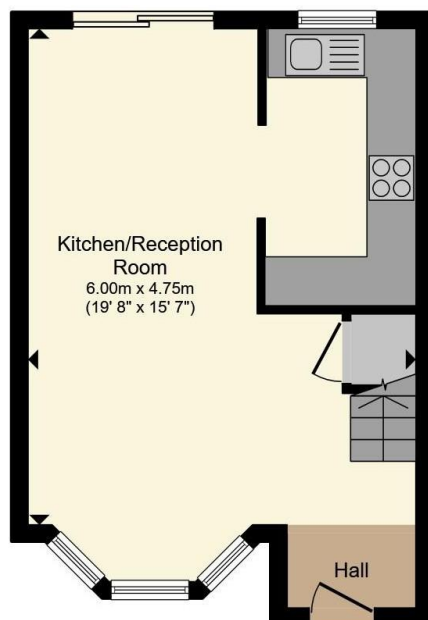
## Buyer Aml Fee

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.

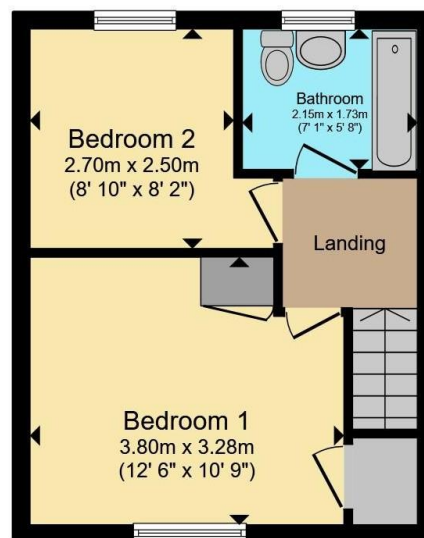




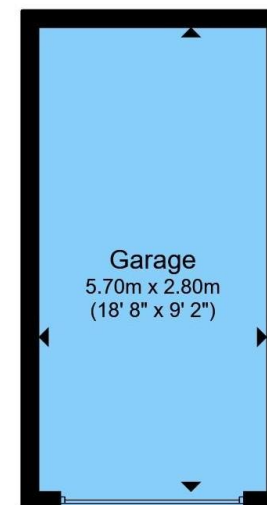




**Ground Floor**



**First Floor**



**Garage**

Total floor area 76.6 m<sup>2</sup> (825 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](http://www.propertybox.io)

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA313858](http://connells.co.uk/Property/SPA313858)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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