



**Connells**

Coppice Road  
Whitnash Leamington Spa



### Property Description

Ideally located within the sought after area of Whitnash is this two double bedroom end terrace home. The property would make an excellent first time purchase or investment and offers spacious accommodation throughout beginning with welcoming entrance hallway, kitchen and open plan lounge dining room. To the first floor there are two double bedrooms and the family bathroom.

Externally the property benefits from a landscape rear garden and garage en-bloc.

### Approach

The property is set back from the road behind the landscaped fore garden with a pathway to the front entrance.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge and kitchen.

### Kitchen

6' 5" x 9' ( 1.96m x 2.74m )

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. There is an electric oven, gas hob with cooker hood over with space for a washing machine and space for a fridge/freezer. Including a double glazed window to front elevation.

### Lounge Dining Room

18' 9" x 11' 6" ( 5.71m x 3.51m )

Generously sized, light and airy lounge including a television point, an understairs storage cupboard and sliding patio doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. Having an airing cupboard housing the hot water tank and doors to both bedrooms and the shower room.

### Bedroom One

9' 5" x 11' 5" ( 2.87m x 3.48m )

Double bedroom incorporating two fitted wardrobes one with sliding mirrored doors, a cupboard over the stair bulkhead and a double glazed window front elevation.

### Bedroom Two

9' 1" x 11' 7" ( 2.77m x 3.53m )

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

### Shower Room

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

### Outside

### Garden

Well-maintained rear garden being mainly laid to patio and decking.

### Garage

Garage en-bloc situated to the rear of the property. Connells advise an internal inspection of the garage is yet to be carried out.

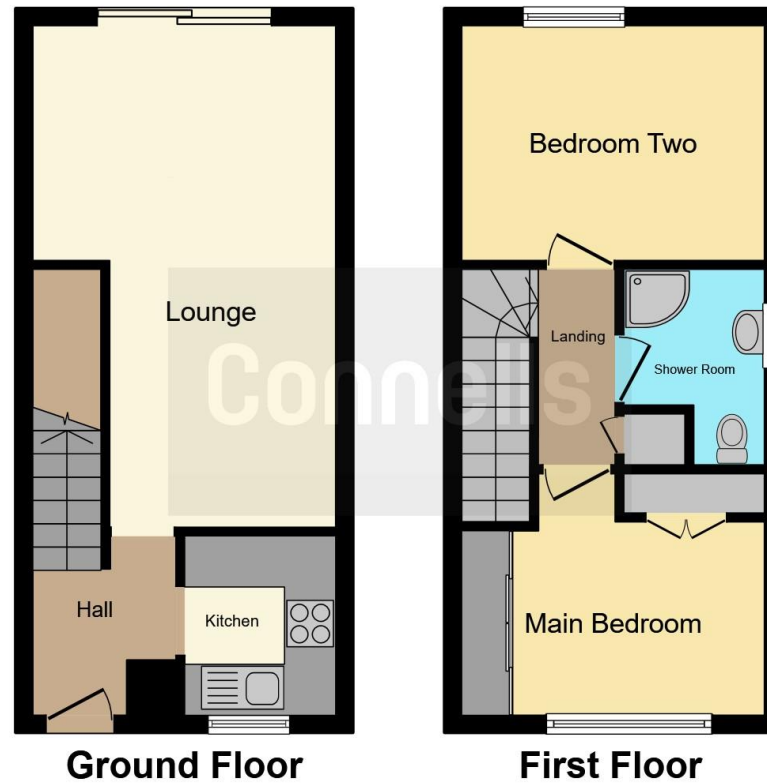
## Agent's Note

Connells advise the heating system for this property is air vent heating.









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

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

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/SPA315372](http://connells.co.uk/Property/SPA315372)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA315372 - 0003