



## Burrows Close, Whitnash

LEAMINGTON SPA, CV31 2RG

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert





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**FAMILY HOME SITUATED IN IDEAL LOCATION CLOSE TO AMENITIES & SCHOOLS AND AN EARLY VIEWING ADVISED.**

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**Property at a glance**

Traditional semi detached property

Three bedrooms

Lounge / Dining Room

Kitchen

White modern bathroom suite

Enclosed rear garden with patio area & side access

Communal parking & garage en bloc

Popular Location

Close to all local amenities, schools, parks etc.

EPC Rating – TBC





A very well presented family home set in the popular area of Whitnash that is ready to move straight into.

This family home is in a perfect location for school catchments, local amenities, all major transport links, the train station and nice parks and dog walks.

In brief the ground floor consists of; entrance hallway, living room, kitchen dining area with side and rear access to the enclosed rear garden and under the stair's storage accessed from the kitchen.

Upstairs you have the two equally sized double bedrooms and a further single bedroom that could be used as a nursery, office or study and a good sized white modern family bathroom suite.

To the rear is the garden that is mainly laid to lawn with a patio area and side access and space for a shed.

The property has communal parking to the front and a single garage en bloc.

Further benefits are the fact it is gas centrally heated throughout, double glazed and it is close to all local amenities and schools and parks.

CALL NOW TO VIEW!



“For me this is a fantastic home and ready to move straight into.”

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## The Seller's View

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"We love the area and bought the house so we got in to the local school catchment areas.

Lovely community and lots of parks and clubs for the kids to play in and join.

It's also close to local amenities and transport links"



"We love the area and schools that are close by"

### Services

Main water, gas and electric.

### Tenure

Freehold.

### Local Authority & Tax Band

Warwick District Council

Tax band - C

EPC - TBC

### Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210.

nathaniel@thepropertyexperts.co.uk

### Property & Services information:

Mobile Coverage: 4G coverage is available in the

area - please check with your provider

Broadband Availability: Broadband is available in

the area via Open Reach ultra fast fibre optic

50MB average download speed.

Utilities: Mains gas, electricity, mains water are

connected.

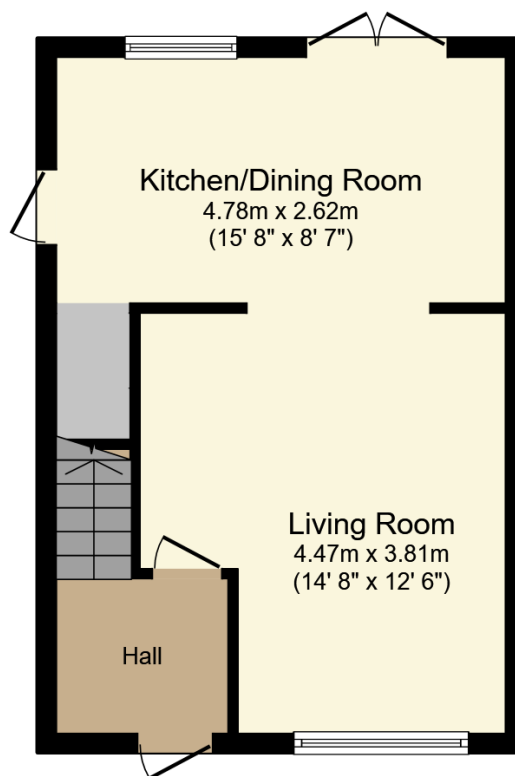
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### Amenities/Distances

The property is close to all local amenities,

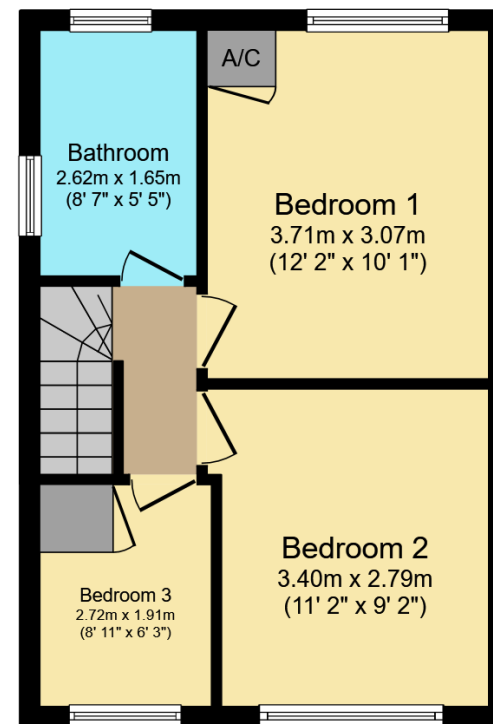
shops, schools, medical centre and parks as well

as all transport links..



Ground Floor

Floor area 34.3 sq.m. (369 sq.ft.)



First Floor

Floor area 34.3 sq.m. (370 sq.ft.)

Total floor area: 68.7 sq.m. (739 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.in

### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



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## Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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# Nathaniel Cleaver

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📞 07793 363210

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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