



**Connells**

Brewin Road  
Upper Lighthorne Leamington Spa



## Property Description

An immaculate two bedroom end terrace home, built in 2024, located in the popular development in Lighthorne, ideal for first time buyers and investors alike.

The property is beautifully presented throughout and comprises a welcoming entrance hall, a spacious lounge, a modern fitted kitchen/diner and a convenient downstairs cloakroom. To the first floor are two double bedrooms and a contemporary family bathroom.

Externally the property benefits from two side by side parking spaces to the front. To the rear is a laid to lawn garden with a patio area, perfect for outdoor dining and entertaining.

Ideally positioned for commuters, the property offers easy access to major transport links and is within close proximity to Jaguar Land Rover, making it an excellent choice for professionals.

## Approach

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

## Entrance

With a door leading into the lounge.

## Lounge

12' 8" x 12' ( 3.86m x 3.66m )

Spacious and inviting lounge with stairs rising

to the first floor, a radiator, a double glazed window to front elevation and a door to the inner hallway.

## Inner Hallway

Benefitting from an under stairs storage cupboard, a door to the downstairs cloakroom and open to the kitchen/diner.

## Kitchen/Diner

8' 3" x 12' 8" ( 2.51m x 3.86m )

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to side elevation.

## First Floor

### Landing

The stairs lead from the lounge with doors to both bedrooms and the family bathroom.

### Bedroom One

12' 9" max x 9' 4" ( 3.89m max x 2.84m )

Double bedroom consisting of a storage cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

### Bedroom Two

7' 6" x 12' 9" ( 2.29m x 3.89m )

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

### Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, fitted towel rail and a double glazed window to side elevation.

### Outside

#### Rear Garden

Well maintained garden being mainly laid to lawn and fence enclosed. With a patio area and gated side access.

#### Parking

Off road parking for two cars to the front of the property.

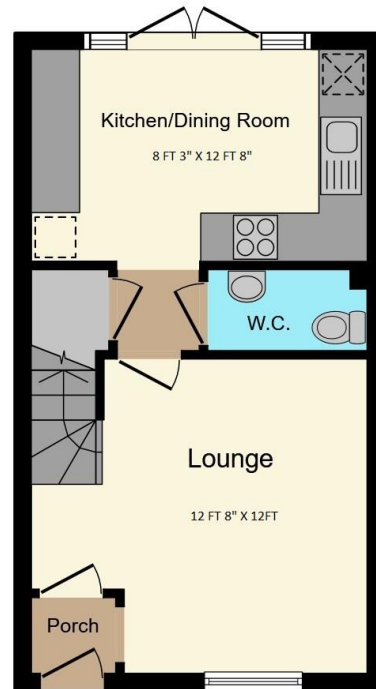
#### Agent's Note

We understand from our sellers that there is an annual management fee of £250.00.

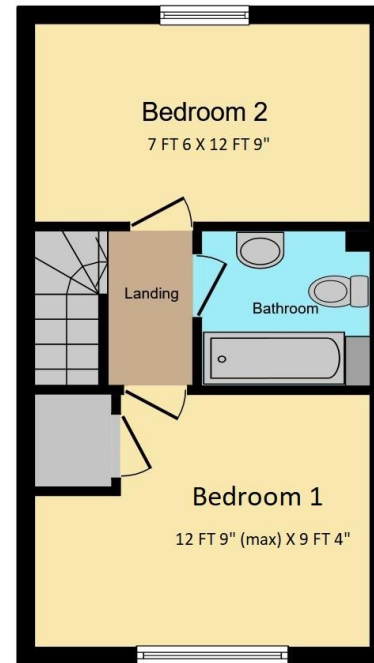








**Ground Floor**



**First Floor**

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EPC Rating: B    Council Tax  
Band: C

Tenure: Freehold

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Property Ref: SPA314753 - 0003