

Connells

High View Road
Leamington Spa

High View Road
Leamington Spa CV32 7JB

for sale
£425,000







Property Description

Situated within a highly sought-after cul-de-sac in North Leamington Spa, this four-bedroom detached family home enjoys a delightful position backing onto the playing fields of Telford Primary School and offers excellent potential for modernisation and improvement.

The property provides spacious and versatile accommodation throughout, comprising a welcoming entrance hall, a generous open-plan lounge/dining room, a separate kitchen, utility room and downstairs cloakroom. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private and mature rear garden, enjoying a pleasant outlook over the Telford Primary School playing fields. To the front is a driveway providing off-road parking, together with a single garage.

Offering an exciting opportunity for buyers to update and personalise, this well-positioned home has the potential to become a superb family residence in one of North Leamington Spa's most desirable locations.

Location

Situated in the popular Lillington area of Leamington Spa, The quiet cul-de-sac of High View Road enjoys a convenient residential location with a wide range of everyday amenities close by. Residents benefit from nearby shops, supermarkets, cafés, healthcare facilities and regular public transport links, while Leamington Spa town centre and railway station are just a short distance away (approx. 2 miles), providing excellent access to Warwick, Coventry, Birmingham and London. The property is also well placed for local parks, recreational facilities and scenic countryside walks, making it an attractive location for families and professionals alike.

For families, the property is ideally positioned within reach of several well-regarded schools. Nearby primary schools include Telford Infant School and Telford Junior School, both within walking distance, along with Our Lady and St Teresa's Catholic Primary School. At secondary level, North Leamington School is located approximately 0.7 miles away and is a popular choice for local families.

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.

Land Registry

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 accordingly.

Agent's Note

There are areas to the property which require repair. Please refer to the Matterport marketing item for a full tour of the property. Please contact the branch for further information before progressing your interest or expending any cost such as travelling for a viewing. We ask that interested parties make enquiries and satisfy themselves about the potential costs of any potential remedial work.











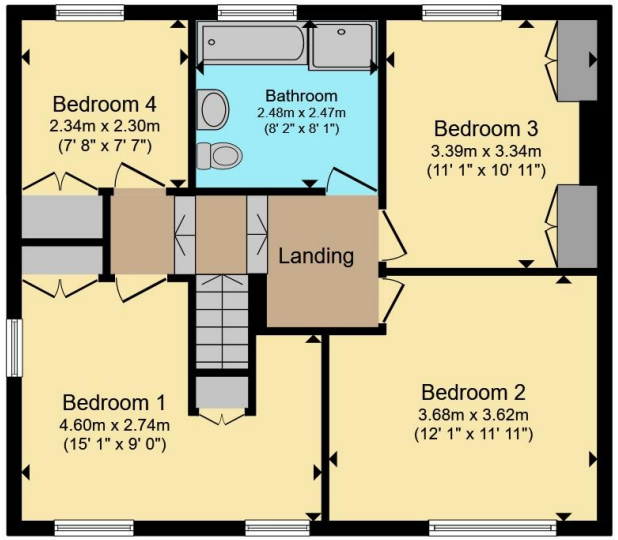








Ground Floor



First Floor

Total floor area 138.2 m² (1,487 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315600

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.