



# Townley Walk

COVENTRY, CV6 7PP

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert





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**MODERN DETACHED THREE BEDROOM  
FAMILY RESIDENCE BUILT BY  
PERSIMMON, SUPERBLY PRESENTED  
THROUGHOUT AND OFFERED FOR SALE  
WITH NO ONWARD CHAIN.**

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**Property at a glance**

Detached family residence

Three double bedrooms, master benefitting from en suite  
shower room

Living room, kitchen / dining area & utility room

Superbly presented throughout

Bathroom & en suite to master, downstairs WC

Enclosed well established West facing rear garden

Solar panels

Garage converted to studio but could be office or games room

Close to all local amenities

No onward chain

EPC Rating – B





This superbly presented family home is close to all local amenities, schools, parks, as well as being close to the City centre.

In brief the property comprises of; entrance hall, dual aspect living room with doors leading out to the enclosed rear garden, kitchen / dining area with built in electric cooker and gas hob, utility room and WC.

Upstairs is a very good sized master bedroom and en suite shower facilities, a further second double bedroom, a third double that is currently used as a home gym but could be a study / office or nursery and there is a refitted modern shower room and the airing cupboard.

To the rear is a well maintained West facing enclosed garden, it has side access to your tandem driveway and a small patio off the kitchen / dining area.

Further benefits to this property are the fact it is double glazed and gas centrally heated throughout, it still has some of its NHBC guarantee left, the garage has been converted to a studio and it has solar panels on the roof and lastly, it is being offered for sale with NO ONWARD CHAIN.

**CALL NOW TO BOOK YOUR VIEWING SLOT!**



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## The Seller's View

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"We chose this home because of its peaceful location and the privacy that comes with being a detached property.

The spacious kitchen is the heart of our home, where we enjoy cooking, sharing meals, and spending quality time together. In the evenings, we love relaxing in the comfortable living room and watching Netflix as a family.

During the warmer months, the garden becomes our favourite place to be. It is quiet, private, and incredibly relaxing - perfect for morning coffee, summer BBQ's, or simply unwinding after a busy day.

One of the things we love most about this house is the downstairs living area. It has a warm, calm, and welcoming atmosphere that makes you feel at home the moment you walk in."



**"Our favourite part - we love the whole house but the open plan kitchen / dining area is our favourite and the 'hub' of our home"**

### Services

Mains water, gas and electric

### Tenure

Leasehold, 990 years left

### 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 fibre optic 30MB average download speed via Openreach or EE.

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

### Local Authority & Tax Band

Warwick District Council

Tax band - C

### Viewing Arrangements

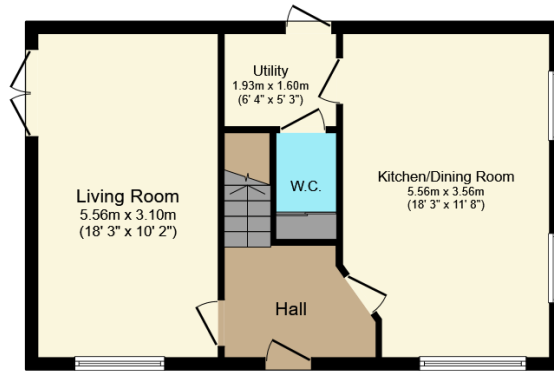
Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

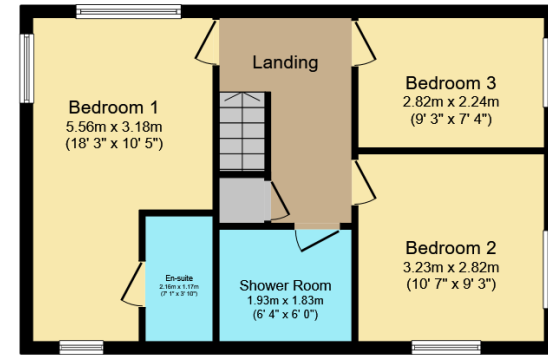
nathaniel@thepropertyexperts.co.uk

### Amenities/Distances

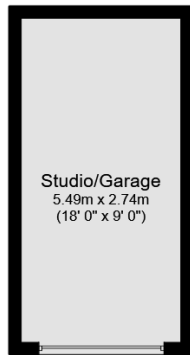
Close to all local amenities, schools, parks and city centre.



Ground Floor



First Floor



Garage

Total floor area: 113.0 sq.m. (1,216 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.

Energy rating	Current	Pote
A		94
B	83 B	
C		
D		
E		
F		
G		

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# About the Area

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## Coventry

Coventry is a major cathedral city in the West Midlands, known for its rich automotive manufacturing history and its promotion to the Premier League. The city features iconic landmarks like the ruined and new Coventry Cathedrals, and offers easy travel connections-just 1 hour from London by train



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.

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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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