



**Connells**

Caliban Mews  
Heathcote Warwick



### Property Description

Situated in a highly sought-after location in Leamington Spa, this well-presented mid-terrace townhouse offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

The property is entered via a welcoming entrance hallway, which also provides access to a convenient downstairs cloakroom for guests. To the front aspect is a well-appointed kitchen, while to the rear a generously sized lounge offers a comfortable living space, with doors opening into a bright conservatory. Currently utilised as a dining room, this additional reception space enjoys pleasant views over the garden and provides direct access outside, making it ideal for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms along with a family bathroom. The second floor is dedicated to an impressive master suite, featuring a walk-in wardrobe and a private shower room, offering a peaceful and private retreat.

Externally, the property benefits from a mature rear garden designed for low maintenance, incorporating astro turf and slate chippings. A garage located en bloc to the rear provides additional storage or secure parking.

This attractive home combines a convenient location with flexible living space, making it an excellent opportunity for a range of buyers.

### Approach

Having a pathway leading to the front door which opens into the entrance hallway.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard, laminate flooring and doors to the downstairs cloakroom, kitchen and lounge.

### Downstairs Cloakroom

Fitted with a wash hand basin, W/C and a double glazed window to front elevation.

### Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven (fitted in 2026) and gas hob with cooker hood over, with freestanding washing machine, dishwasher and a fridge/freezer. Housing the wall mounted gas central heating boiler (fitted in 2021), and comprising a breakfast bar, a radiator, ceiling spotlights and a double glazed window to front elevation.

### Lounge Diner

Spacious, light and airy lounge consisting of a built-in storage cupboard, laminate flooring, a radiator, a television point and double doors leading to the Conservatory.

### Conservatory

UPVC construction with French doors leading to the garden.

### First Floor Landing

With stairs rising to the second floor, a radiator and doors to bedroom two and three

as well as the family bathroom.

### Bedroom Two

Double bedroom having laminate flooring, a radiator and two double glazed windows to front elevation.

### Bedroom Three

Double bedroom benefitting from two built-in wardrobes with sliding mirrored doors, laminate flooring, a radiator and a double glazed window to rear elevation.

### Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a W/C. Having partly tiled walls, laminate flooring and an extractor fan.

### Second Floor Landing

With doors to the master bedroom and separate shower room.

### Master Bedroom

Double bedroom having laminate flooring, a radiator, a double glazed velux window to front elevation and a door to the walk-in wardrobe.

### Walk-In Wardrobe

With a built-in storage cupboard and providing ample wardrobe space.

### Shower Room

White three piece suite fitted with a wash hand basin with vanity unit, shower cubicle with power shower and a W/C. Having laminate flooring, a radiator and velux window to rear elevation.

## Outside

### Rear Garden

Beautifully maintained, low maintenance garden being mainly laid to astro turf and slate chippings. The garden is fully fence enclosed with mature shrubs.

### Parking

On street parking.

### Garage

Having an up and over door. Connells advise an internal inspection of the garage is yet to be carried out.









Total floor area 115.6 m<sup>2</sup> (1,244 sq.ft.) approx

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**Connells**

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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