



KELVIN ROAD, LEAMINGTON SPA, CV32 7TG



Property Description

This well-maintained four-bedroom semi-detached family home is now available to purchase. Superbly positioned on Kelvin Road and just approximately 50 metres from a popular Primary School, the property offers an excellent combination of generous accommodation, a long rear garden and a convenient location for families.

The property is presented in good order throughout and is ready to move into, providing a fantastic opportunity for a growing family looking for a well-proportioned home in this popular part of Leamington Spa.

The accommodation includes an entrance hall, downstairs cloakroom, fitted kitchen and a generous open plan living/dining room with access to the long rear garden. On the first floor there are three bedrooms and a family bathroom with shower over the bath, while the loft has been converted to create a further double bedroom with its own en-suite shower room. This additional accommodation provides excellent flexibility and could also work well as a principal bedroom, guest suite or teenager's space.

To the rear of the property there is a generous private garden, providing plenty of space for entertaining, children's play and outdoor relaxation. There is a former detached garage positioned to the side of the rear garden. This useful space offers considerable potential as a home office, gym, studio or hobby room, or even connecting to the main house subject to any necessary consents.

The property's location is a real highlight, being just a short walk from the Primary School and within the catchment area for popular Secondary Schooling, making it particularly appealing to families.

With four bedrooms, an en-suite loft conversion, generous rear garden, useful detached building and an excellent position, this is a superb family home that is ready to move straight into. Viewings are by appointment only and strongly advised to appreciate the accommodation and location.





Key Features

- Viewings commence Saturday 12th September 1pm
- Four bedrooms
- Two bathrooms
- Open plan living / dining room
- Kitchen
- Large rear garden
- Detached brick former garage
- Parking and garden to the front

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold



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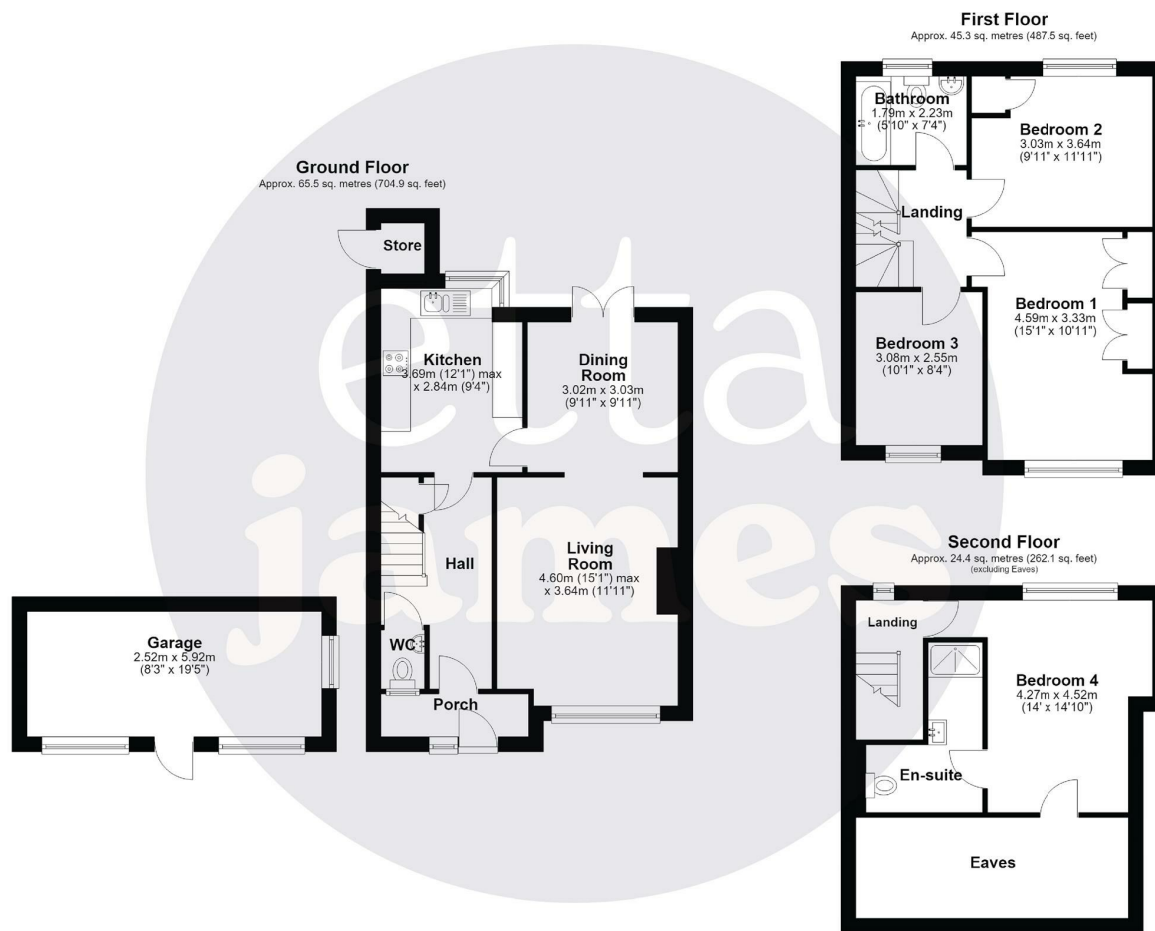
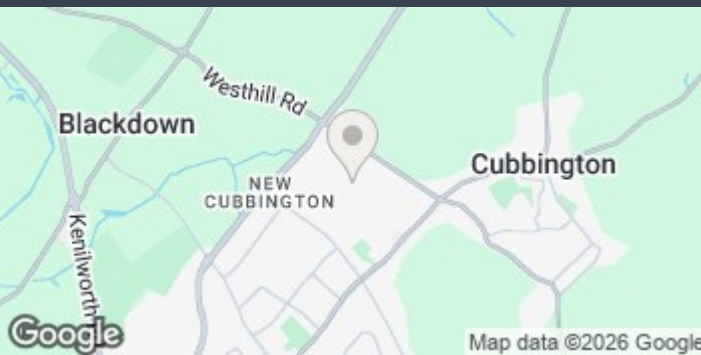


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To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

