



Elliston Grove, Leamington Spa, CV31 1YN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE EARLY MAY - DEPOSIT
ALTERNATIVE AVAILABLE ***

This well-presented two-bedroom semi-detached home is situated in a quiet cul-de-sac location, offering a peaceful residential setting while remaining conveniently close to local amenities. The property benefits from easy access to nearby shops, well-regarded schools, and a major supermarket, as well as excellent transport links including the M40, making it ideal for commuters.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious and bright living/dining room, providing a comfortable area for both relaxation and entertaining. The kitchen is well-equipped with a range of fitted units and includes appliances such as a fridge, freezer, and washing machine, offering practical day-to-day convenience.

Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable living space, along with a family bathroom fitted with a modern suite.

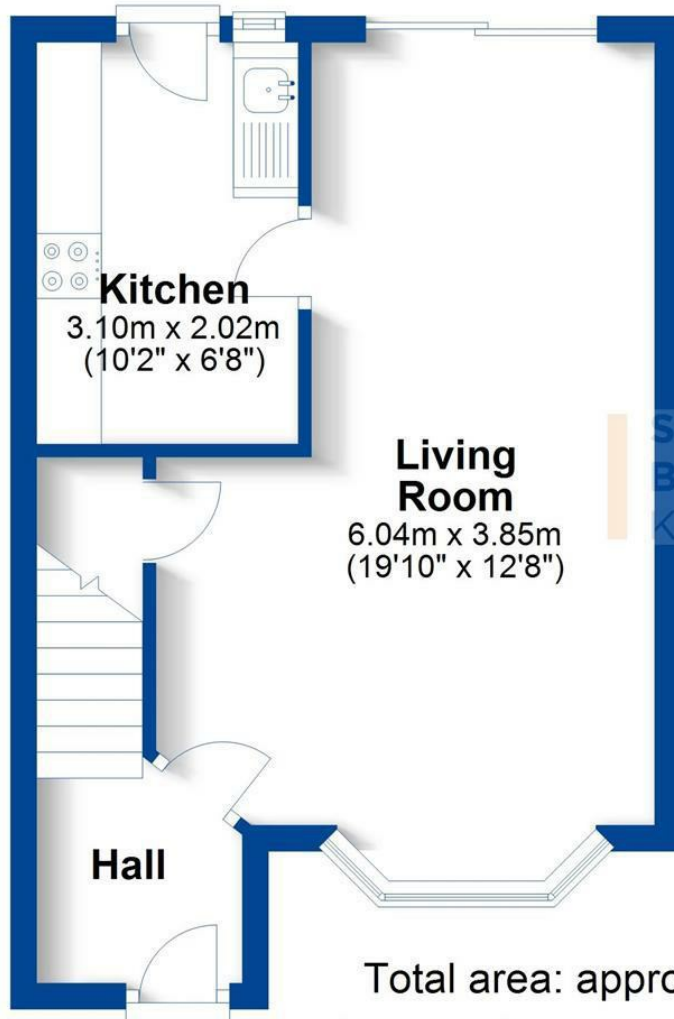
Externally, the home benefits from a private rear garden with a patio area, perfect for outdoor seating or summer dining. In addition, there is a garage and off-road parking. Providing ample parking and storage. The property is offered unfurnished. Council Tax Band B. Energy Rating D.





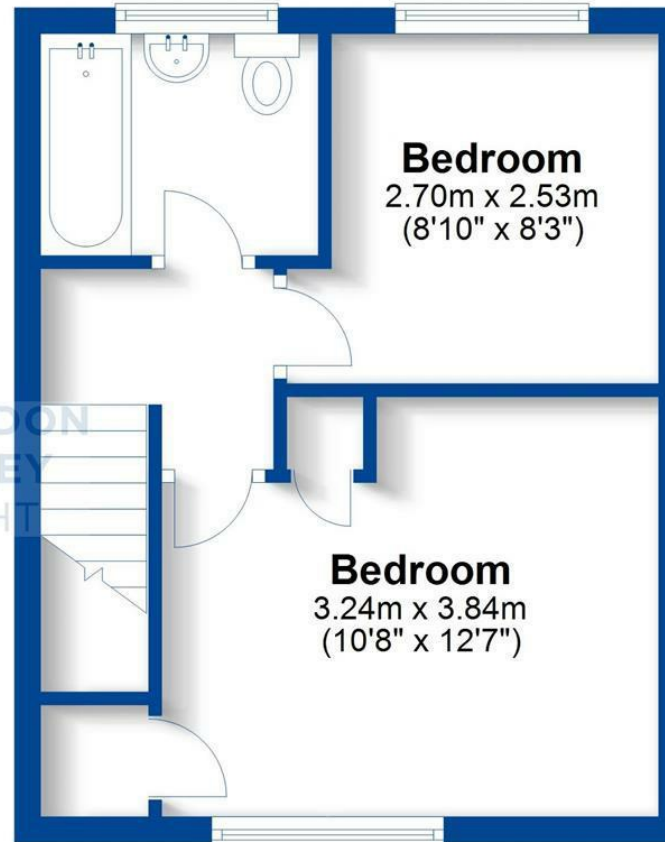
Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Key Features

- AVAILABLE EARLY MAY
- Leamington Spa
- DEPOSIT ALTERNATIVE AVAILABLE
- Two Bedrooms
- Driveway Parking
- Garage Included
- Private Rear Garden
- Excellent Commute Links
- Energy Rating D
- Council Tax Band B

£1,150 PCM