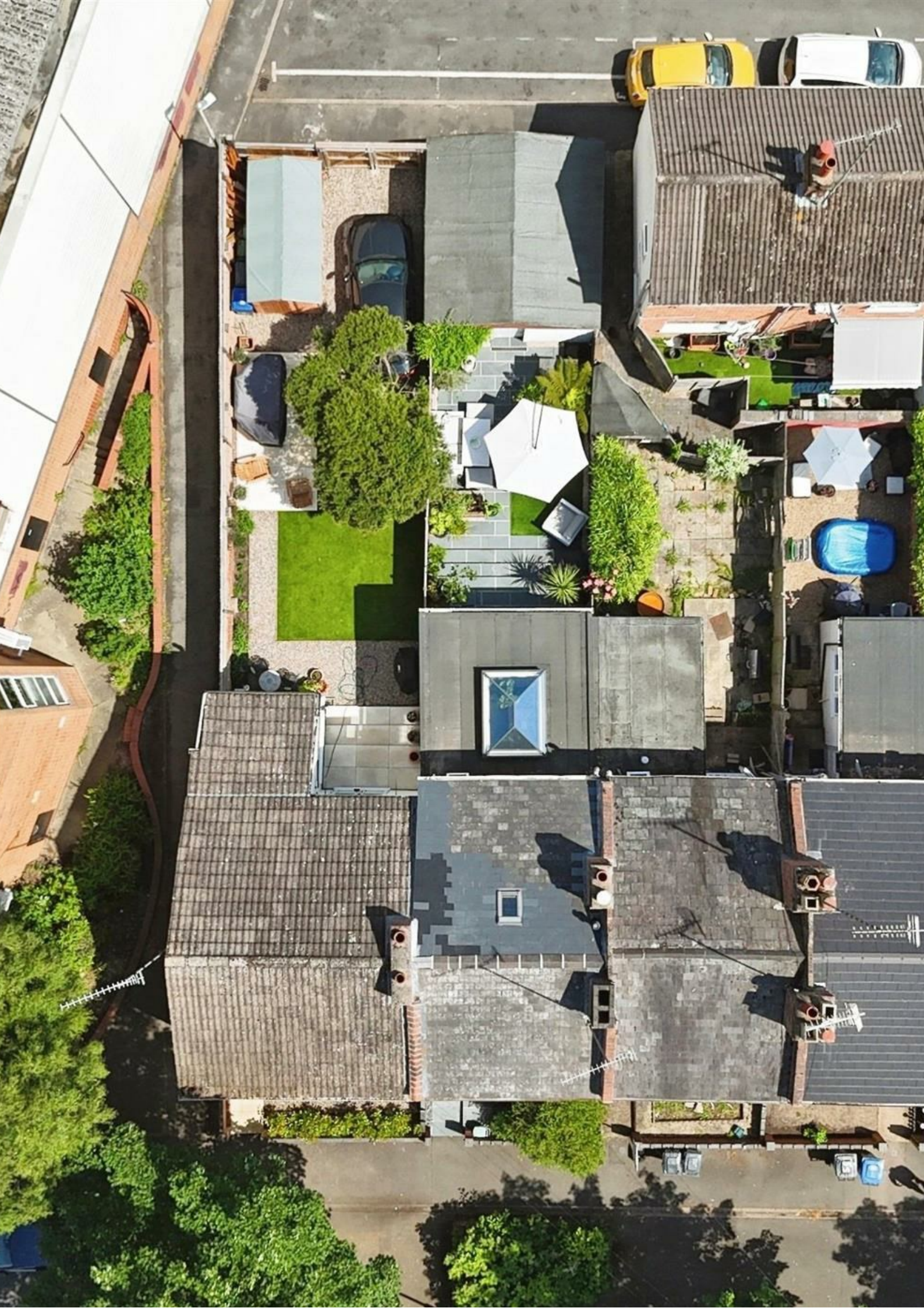
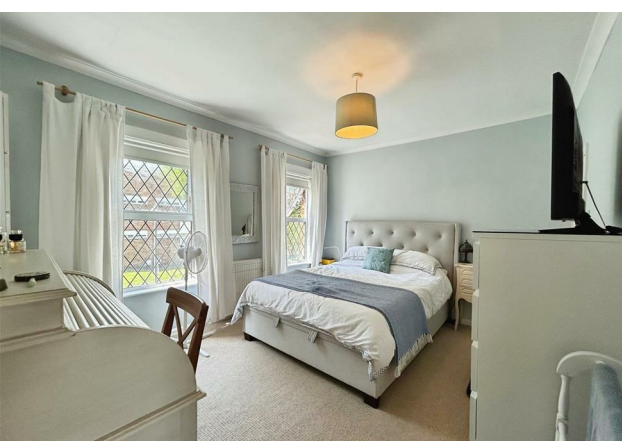




GROVE PLACE, TOWN CENTRE

complete ●●●  
SALES & LETTINGS





Complete are delighted to present this charming extended terraced home, ideally positioned in a sought-after location with excellent access to public transport links, local amenities, and attractive green spaces. Beautifully blending character and practicality, this delightful property retains a wealth of original features, offering warmth, charm, and timeless appeal throughout. Designed for modern living, the accommodation briefly comprises an inviting entrance hall, elegant formal lounge, spacious extended kitchen/dining room with a versatile second sitting area, useful cellar, two generous double bedrooms, and a well-appointed family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden and patio area, perfect for outdoor entertaining and relaxation, along with the added advantage of a single garage. A wonderful home offering both character and convenience — early viewing is highly recommended.

#### Entrance Hall

A welcoming entrance hall featuring a contemporary composite front door, stylish wood-effect laminate flooring, ceiling light point and central heating radiator. Doors lead through to the front lounge and the open-plan kitchen diner/snug, while stairs rise to the first-floor accommodation.

#### Lounge

A versatile and well-presented lounge featuring a double glazed window to the front aspect, fitted carpet, central heating radiator and ceiling light point. The room also benefits from attractive alcove shelving and a gas fireplace, and is currently utilised as both a comfortable sitting room and home office space.

#### Extended Kitchen/Diner

An impressive lantern roof kitchen extension forming the heart of the home, beautifully fitted with a bespoke Benchmark kitchen comprising a range of base level cupboards and drawers, solid wood work surfaces, Belfast sink with mixer tap and open storage shelving. Integrated Bosch appliances include an oven and microwave, while the central island incorporates a Bosch four-ring induction hob together with plumbing for both a washing machine and dishwasher.

The space opens into a superb secondary lounge/snug area featuring tiled flooring and a charming log burner, creating an ideal setting for both relaxing and entertaining. There is ample space for a dining table and chairs, access to the cellar, and bifold doors opening onto the rear garden.

#### Bedroom One

A spacious and beautifully presented master bedroom, fully carpeted and tastefully decorated throughout. Dual-aspect windows allow an abundance of natural light to fill the room, creating a bright and airy atmosphere. The room also benefits from an integrated storage cupboard, ceiling light point, and central heating radiator.

#### Bedroom Two

A well-proportioned second double bedroom featuring a double glazed window overlooking the rear aspect, fitted carpet, ceiling light point and central heating radiator. Beautifully presented, this versatile room is ideal as a child's bedroom, guest room or additional accommodation.

#### Bathroom

A well appointed family bathroom featuring wood-effect flooring, a panelled bath with shower over and mixer tap, and contemporary full-height tiling. The suite also comprises a low-level flush WC, ceramic hand wash basin with mixer tap and vanity unit, wall-mounted mirrored cupboard, central heating radiator and extractor fan. A double glazed obscured glass window to the rear elevation provides natural light and privacy.



### Cellar

The current owners have enhanced the cellar by lowering the floor level to provide excellent head height and concreting the floor, creating a highly practical and versatile space ideal for storage.

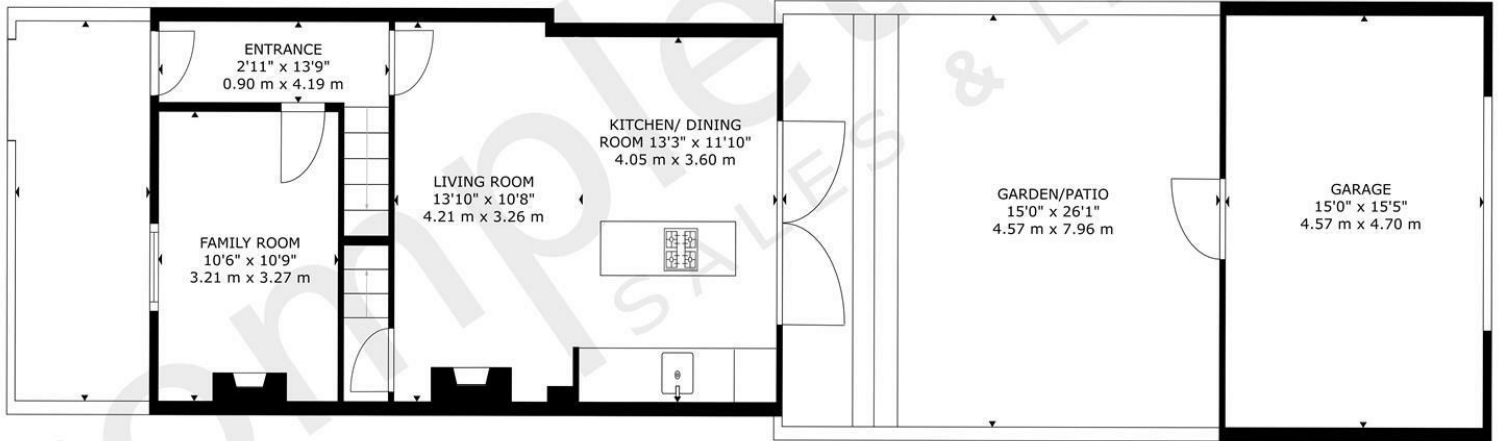
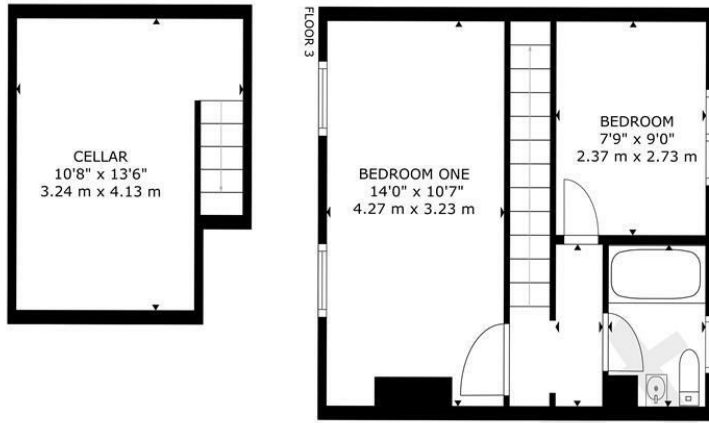
### Rear Garden & Parking

The property benefits from a beautifully landscaped rear garden, thoughtfully re-designed to create a stylish and low-maintenance outdoor retreat. Featuring contemporary slate tiling, artificial lawn, outdoor lighting and an attractive selection of mature planting, the space offers excellent privacy and a tranquil atmosphere. A generous seating and dining area makes it ideal for outdoor entertaining and summer relaxation, while bi-fold doors provide a seamless connection between the indoor and outdoor living spaces. The garden also provides convenient access to the larger than average single garage, with enough space for a car and storage.

### Location

Situated within an increasingly popular location less than 1 mile to the South of The Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.





GROSS INTERNAL AREA

FLOOR 1: 134 sq. ft, 12 m<sup>2</sup>, FLOOR 2: 506 sq. ft, 47 m<sup>2</sup>

FLOOR 3: 317 sq. ft, 29 m<sup>2</sup>, TOTAL : 957 sq. ft, 88 m<sup>2</sup>

EXCLUDED AREAS : GARAGE: 231 sq. ft, 21 m<sup>2</sup>

PATIO: 392 sq. ft, 36 m<sup>2</sup>, VERANDA: 111 sq. ft, 10 m<sup>2</sup>

