

Connells

Corston Mews
Leamington Spa

Corston Mews
Leamington Spa CV31 1SU

for sale
£310,000







Property Description

Occupying a desirable position within the sought-after Sydenham area, this extended three/ four-bedroom end-terrace home offers spacious and versatile accommodation, ideally suited to family living. Conveniently located within easy reach of local amenities, excellent transport links, and well-regarded schools, the property would make an ideal family home, first-time purchase, or investment opportunity.

The accommodation comprises a welcoming entrance hallway, a downstairs shower room, and a fourth bedroom created from the garage conversion, offering flexible living space for guests, home working, or multi-generational living. The ground floor further benefits from a spacious lounge opening through to the dining area, creating an excellent space for entertaining, alongside a generously sized kitchen.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a low-maintenance rear garden, perfect for outdoor entertaining, while to the front there is driveway parking.

Location

Corston Mews is situated in a popular residential area of south Leamington Spa, offering convenient access to a wide range of everyday amenities. Nearby shopping facilities include the retail parks and supermarkets around Tachbrook Road and Shires Retail Park, while Leamington Spa town centre provides an excellent selection of cafés, restaurants, boutiques and leisure facilities. Families are well served by a number of respected schools in the area, including Heathcote Primary School, Sydenham Primary School and Campion School, with further independent and state schooling available across Leamington Spa and Warwick. The property is also well placed for transport links, with easy access to the A425, A452 and M40 motorway (Junctions 13 and 14), making commuting to Warwick, Coventry, Birmingham and beyond straightforward. Leamington Spa Railway Station is just a short drive away and offers regular direct services to London Marylebone, Birmingham and other major destinations, making the location ideal for both families and professionals

Lounge Area
14' 10" x 10' 4" (4.52m x 3.15m)

Dining Area
8' 7" x 8' 8" (2.62m x 2.64m)

Kitchen
14' 7" x 8' 9" (4.45m x 2.67m)

Bedroom 4
15' 3" x 7' 9" (4.65m x 2.36m)

Downstairs Shower Room

First Floor

Landing

Bedroom 1
10' 3" x 15' 2" (3.12m x 4.62m)

Bedroom 2
14' 10" x 8' 4" (4.52m x 2.54m)

Bedroom 3
6' 2" x 9' 10" (1.88m x 3.00m)

Bathroom

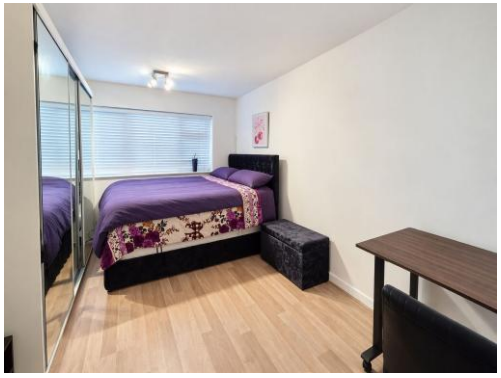
Rear Garden

Parking

Buyer Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













To view this property please contact Connells on

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EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315807

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