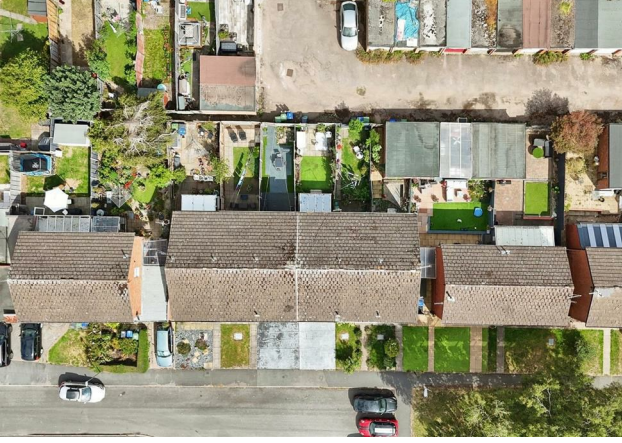




MORSE ROAD, WHITNASH

complete ●●●
SALES & LETTINGS





This well presented two-bedroom terraced home, built in the 1960s, is ideally situated in the sought-after suburb of Whitnash, just south of Leamington Spa. Perfect for first-time buyers or investors, the property offers stylish, well-planned accommodation with modern comforts throughout.

Step inside to a welcoming entrance hall leading to a fitted kitchen with breakfast bar seating for four. The spacious open-plan lounge flows seamlessly into a bright conservatory, overlooking the rear garden—an ideal space for entertaining or relaxing with family.

Upstairs, the property boasts two generously sized double bedrooms and a sleek, contemporary family bathroom.

Externally, the home benefits from a garage en bloc, along with a block-paved driveway providing parking for two vehicles.

Set within a thriving community, the property is conveniently close to local shops, amenities, and excellent primary schools, including St. Margaret's and Whitnash Primary School.



Entrance Hall

Welcomed through an obscured glass composite front door, the entrance hall features wood-effect laminate flooring, a central heating radiator, and a ceiling light point. Doors lead to the kitchen/diner, with stairs rising to the first floor.

Kitchen Diner

Fitted with a range of base and wall-mounted cupboards and drawers, the kitchen features tiled flooring and complementary work surfaces with tiled splashbacks. A stainless steel sink and drainer with mixer tap sits beneath a double-glazed window overlooking the front aspect. Appliances include a gas four-ring hob with stainless steel extractor, double oven/grill, plumbing for a washing machine and dryer, and space for a fridge-freezer. A high-level breakfast bar provides seating for up to four, while additional features include a central heating radiator and a useful understairs storage cupboard.



Lounge

A bright and spacious reception room featuring wood-effect laminate flooring, a central heating radiator, and a ceiling light point. A feature fireplace creates a focal point, while French doors open into the conservatory, enhancing the sense of space and natural light.

Conservatory

A generously sized UPVC-built conservatory with double-glazed windows, central heating radiator, and a door opening directly onto the rear garden—an ideal space for year-round enjoyment.

Landing

With wood-effect laminate flooring, the landing provides access to two double bedrooms and the family bathroom. Additional features include a loft hatch and a useful storage cupboard.



Bedroom One

A well-proportioned double bedroom with wood-effect laminate flooring, fitted wardrobes, and space for additional furnishings such as bedside tables and a dressing table. A double-glazed window to the front elevation allows plenty of natural light, complemented by a central heating radiator and ceiling light point.

Bedroom Two

A spacious double bedroom with wood-effect laminate flooring and a large double-glazed window overlooking the rear garden. The room benefits from a central heating radiator, ceiling light point, and ample space for wardrobes, drawers, and bedside tables.





Family Bathroom

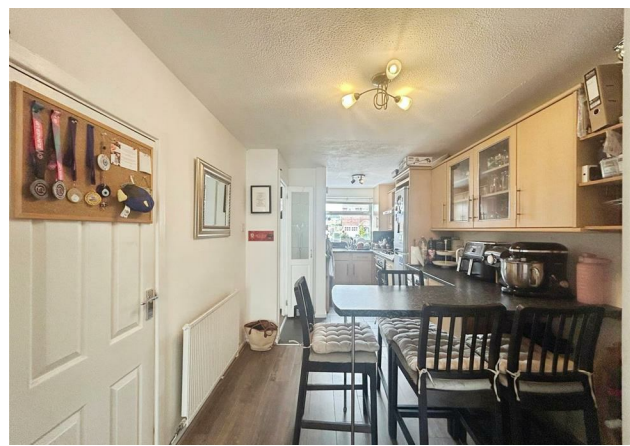
A part-tiled bathroom comprising a low-level WC, white ceramic hand basin with mixer tap and vanity unit beneath, and a bath with shower over. Additional features include a stainless steel heated towel radiator, ceiling light point, and extractor fan.

Rear Garden

A fully enclosed rear garden, bordered by fencing and featuring a patio area —perfect for outdoor dining and relaxation. Mature plants and shrubs provide a touch of greenery, while a gated rear access leads directly to the en bloc garages.

Location

Situated within Whitnash, which is just South of Leamington Spa. This family home sits close to an abundance of local amenities including: The Leamington Golf course, Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, post office, pub houses, medical centre, churches and many local shops. Well positioned for the M40, the Leamington train station and Jaguar Landrover.



GROSS INTERNAL AREA
 FLOOR 1: 429 sq. ft, 39 m²,
 FLOOR 2: 344 sq. ft, 31 m²
 TOTAL: 773 sq. ft, 70 m²
 EXCLUDED AREA: GARDEN: 295 sq. ft, 27 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE,
 ACTUAL MAY VARY.

