

## PARISH END, MILLPOOL MEADOWS

complete ●●●  
SALES & LETTINGS





An AC Lloyd-built mid terraced home, built around 2003 on the very popular Millpool Meadows estate with plenty of green areas and parks. The property comprises an entrance hall, living room, kitchen diner, two bedrooms and a bathroom. Benefits from a landscaped rear garden and parking for two vehicles at the front of the property. These homes are very well suited for first-time buyers- with lovely nature reserve walks not too far. Close to local amenities like bus stops, schools and an Asda superstore.



#### Property details...

##### Entrance Hall

A glazed temper edge store leads to the hallway which radiator and timber affect laminate flooring.

##### Living Room

With a continuation of the timber effect laminate flooring. There is a timber double glazed window to the front and the radiator. Door through to the dining kitchen



##### Dining Kitchen

Tile flooring, white gloss fitted kitchen, with white worktops and a single bowl stainless steel sink with mixer tap and drainer. Integrated oven, four ring gas hob and an extractor over, space and plumbing for a dishwasher and a washing machine. There is a new Navien gas boiler and a door to the downstairs WC.

##### Downstairs WC

With a continuation of tile flooring, there is a toilet, sink and radiator.

##### Landing

A carpeted landing with storage cupboard with shelving. Doors to the two bedrooms and bathroom. Loft hatch to the part-boarded loft which has a pulldown ladder.



##### Bedroom One

It's double bedroom with a timber double glazed window to the front, a radiator and fitted double wardrobe.

##### Bedroom Two

A single bedroom with a fitted double wardrobe, a radiator and a timber double glazed window with a view of the garden.

##### Bathroom

With a white suite comprising of bath, a pedestal hand wash basin and a toilet. There is some tiling, an extractor, a radiator and a timber double glazed window.



##### Rear Garden

A landscaped garden, with a decent amount of patio, there is a timber retained lawn with stepping stone pathway to a further patio area which has the shed. The garden is enclosed with timber fencing and has border planted with flowers bushes and small trees. There is an outside tap and lightning.

##### Parking

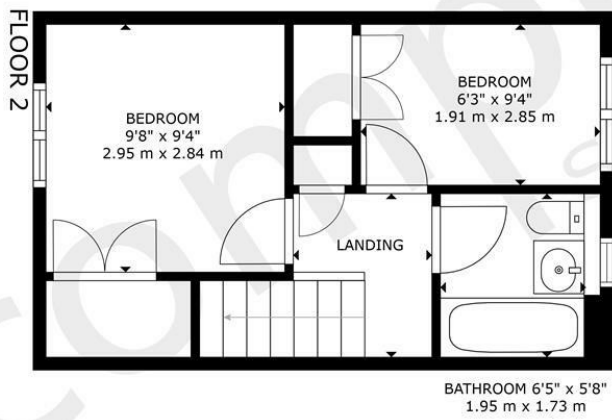
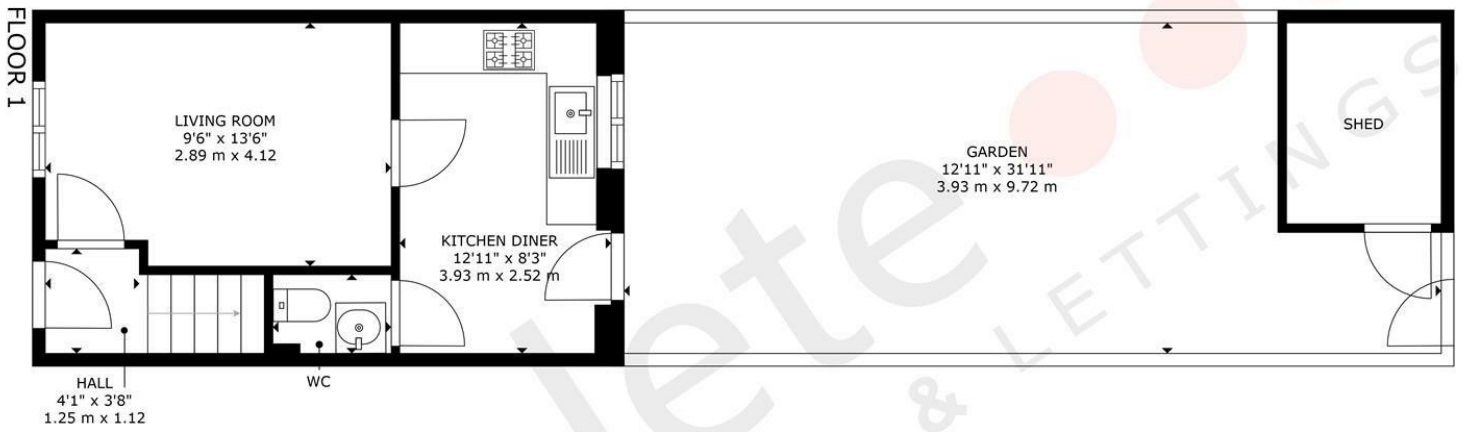


With two off-road parking spaces side-by-side. The house has exterior lighting, a gravel area suitable for pots and a pathway that leads to the front door which has a tiled canopy porch.

#### Location

Millpool Meadows is an AC Lloyd development, forming part of the increasingly popular Sydenham location. The area boasts key amenities including a local doctor surgery, an Asda supermarket, a post office, Sydenham Primary School and Campion School all within a short walk of each other. The property is also conveniently located near multiple parks, including a children's play area, and is just a short walk from the Whitnash Brook nature reserve. The nearby road network provides excellent access to the local towns in the vicinity, including the M40 and the Leamington Spa train station with its direct service to London Marylebone.





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GROSS INTERNAL AREA  
FLOOR 1: 332 sq. ft, 30 m<sup>2</sup>, FLOOR 2: 281 sq. ft, 26 m<sup>2</sup>  
TOTAL: 613: sq. ft, 56 m<sup>2</sup>

EXCLUDED AREA: PATIO: 359 sq. ft, 33 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

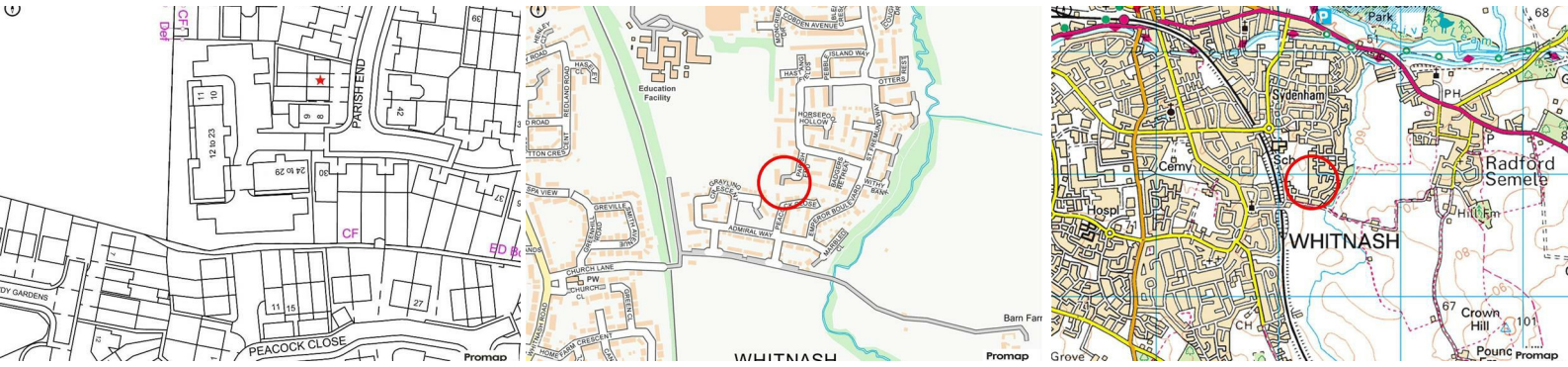


FOR SALE



- AC Lloyd Built 2003
- Two Bedrooms
- Kitchen Diner
- Upstairs Bathroom
- Two Parking Spaces

- Mid- Terraced Home
- Living Room
- Guest WC
- Landscaped Garden
- Close To Nature Reserve



## PARISH END, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| 92 plus+ <b>A</b>                           |           |
| 81-91 <b>B</b>                              |           |
| 69-80 <b>C</b>                              |           |
| 55-68 <b>D</b>                              |           |
| 39-54 <b>E</b>                              |           |
| 21-38 <b>F</b>                              |           |
| 1-20 <b>G</b>                               |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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