

PRICE GUIDE

£270,000

Weilerswist Drive

Leamington Spa, CV31 2TD

PROPERTY SUMMARY

33 Weilerswist Drive, Leamington Spa, presents an opportunity for prospective purchasers seeking a home in this popular suburb of the highly sought-after Warwickshire town of Leamington Spa. The property offers the potential to appeal to a range of buyers, including owner-occupiers and those looking to establish themselves in the popular district of Whitnash.

The well maintained and versatile accommodation ideally suits a FTB or young professionals, alternatively, a small family who will enjoy the following internal accommodation: entrance lobby, sitting room with feature fire place, superb breakfast kitchen, two generous sized bedrooms accompanied by a white bathroom suite. Outside there is a low maintenance patio garden, whilst boasting double width driveway to fore.

Royal Leamington Spa is an established Warwickshire town renowned for its Regency architecture, attractive parks, independent retailers, cafés, restaurants and wider range of shopping facilities. The town centre provides a variety of everyday amenities alongside leisure and cultural attractions, contributing to its appeal to professionals, couples and families. Leamington Spa railway station provides rail connections to a number of regional and national destinations, including services towards Birmingham and London. The town also benefits from road links serving Warwick, Kenilworth, Coventry and the wider Midlands. Journey times and the most convenient routes from the property should be confirmed according to its precise location and the purchaser's intended destination.

The property benefits from 'No Chain' and requires immediate viewing to appreciate this superb property.

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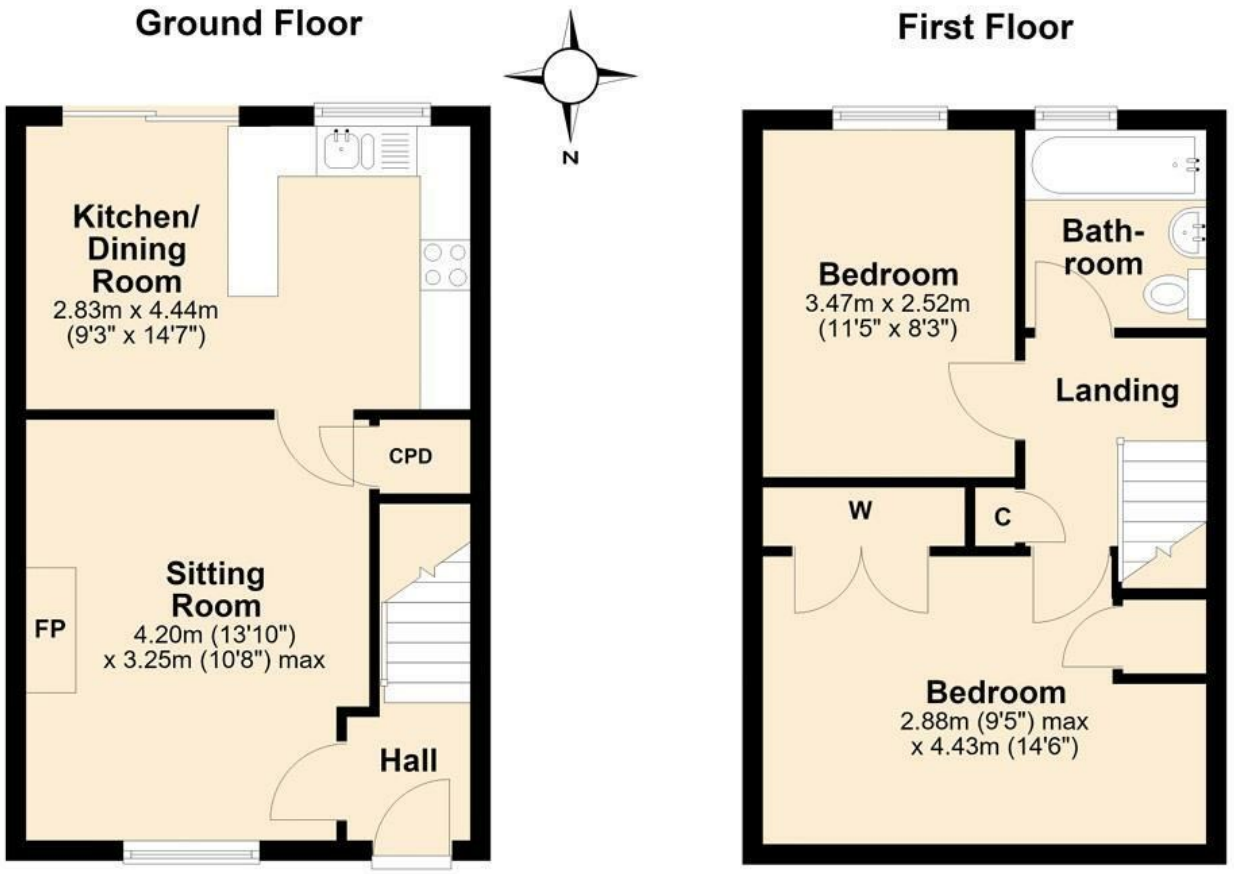












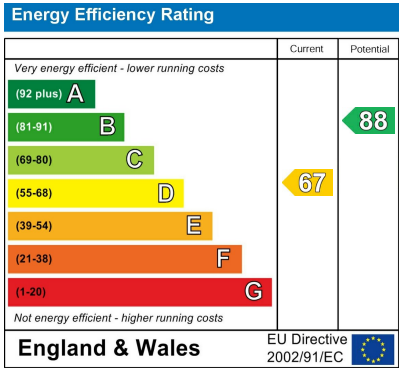
Total area: approx. 62.5 sq. metres (673.0 sq. feet)

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HANDLES
PROPERTY

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