



WOODWARD CLOSE, WHITNASH

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SALES & LETTINGS





A beautifully presented, open plan 1970's semi-detached in a cul-de-sac in Whitnash, backing onto the playing fields of St Joseph's Primary School and being close to the Leamington and County golf club. This is very stylish home that comprises of entrance hall, an open plan lounge diner & a fitted kitchen, with quartz worktops, upstairs are three bedrooms and bathroom. There is a large block paved drive for parking 4-5 cars and a detached brick garage. There is a decent size lawned rear garden.



It's in the details...

#### Hallway

UPVC double glazed entrance door, with side matching window steps into the hallway which has patterned tile flooring, a radiator and a re-carpeted staircase leading to the first floor. Door through to lounge diner.

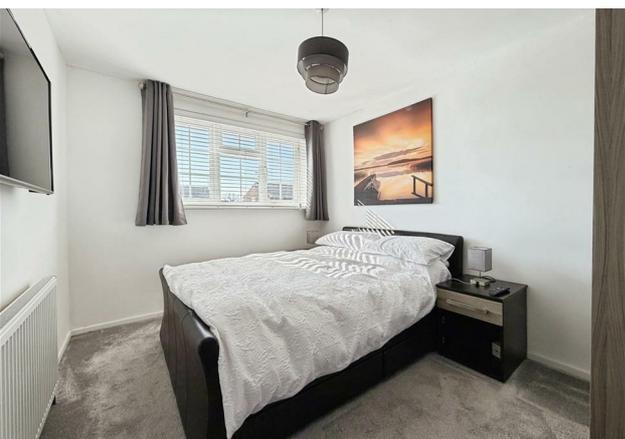


#### Lounge Area

Being beautifully presented, with modern decor, which includes timber effect laminate, a feature wallpaper wall, tiled fireplace with tiled hearth, a uPVC double glazed bow window to the front with a deep shelf, a feature panelled wall and a radiator. There's a large arch through to the dining area.

#### Dining Area

With a continuation of the timber effect laminate flooring, there is a modern anthracite coloured panel radiator, uPVC double glazed sliding doors with a pleasant view of the garden and open plan to the kitchen.



#### Kitchen

A stylish refitted matte grey kitchen, which has quartz worktops and a sunken one and a half bowl sink with mixer tap and drainer. With fitted appliances which includes an oven, microwave oven, fitted fridge, fitted freezer, slimline dishwasher, fitted washing machine, a four ring gas hob with a black glass extractor above. There is a uPVC double glazed window with quartz shelf to the garden. Stylish brick tiling to the splash-back, tiled floor, a door to the under-stairs storage cupboard and a uPVC double glazed door to the driveway.

#### Landing

With new carpet and being freshly decorated. There is a uPVC double glazed window to the side, airing cupboard with the Worcester gas combination boiler. Doors to the three bedrooms and family bathroom.

#### Bedroom One

A spacious double bedroom, with a large uPVC double glazed window and a radiator.



#### Bedroom Two

A spacious double bedroom, with a large uPVC double glazed window overlooking the school playing field. There is a radiator.

#### Bedroom Three

A single bedroom with storage cupboard above the stairs, a radiator and a uPVC double glazed window.



#### Bathroom

Fitted with a small white suite which comprises of a bath with a mixer tap, and a black mains shower over with black framed glass shower screen. There is a pedestal hand wash basin with a black mixer tap.

#### Rear Garden

With an area of patio, a large area of lawn with perimeter bedding and planting. There is a large shed and gate through to the drive. Outside tap.

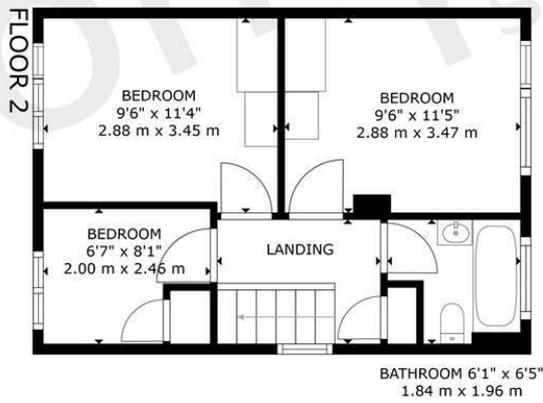
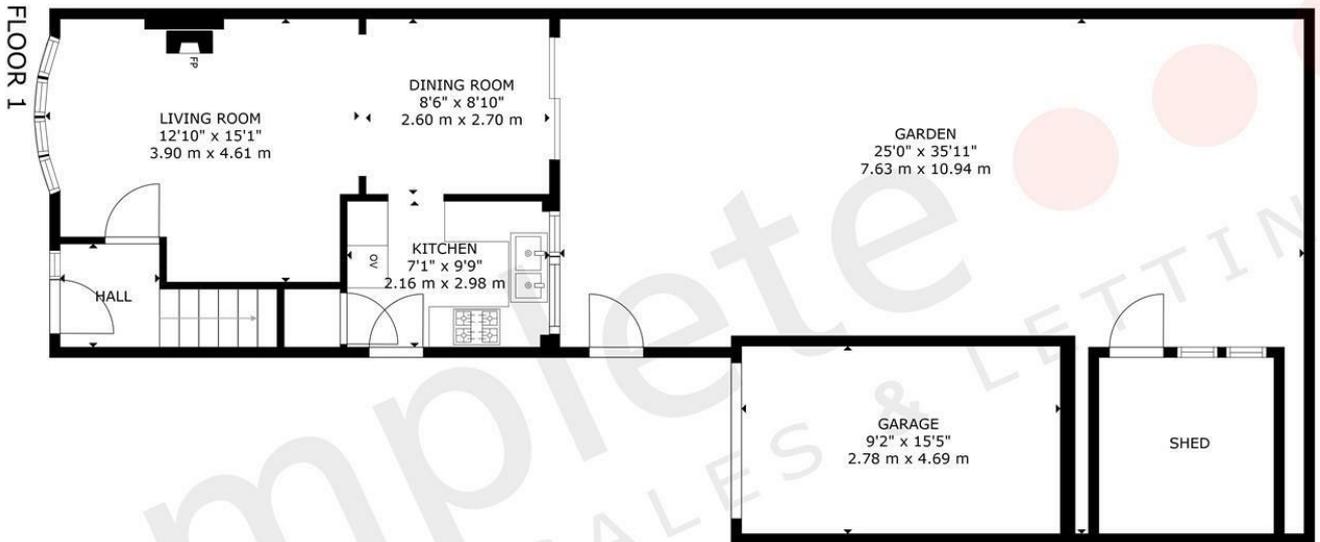
#### Drive

There is a substantial block paved drive to the front and side of the property that leads to the garage- for around 4-5 cars. There is a block paved steps that lead to the canopy and the front door. There is outdoor lighting, a small bedding area and electric EV charger.

#### Location

Situated to the South of Leamington Spa, in a popular cul-de-sac backing onto St Josephs Primary playing fields. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Whitnash has a variety of local amenities, doctors, dentist, parks and good local school and private school catchments. 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.





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**GROSS INTERNAL AREA**  
 FLOOR 1: 460 sq. ft, 42 m<sup>2</sup>, FLOOR 2: 364 sq. ft, 33 m<sup>2</sup>  
**TOTAL: 824 sq. ft, 75 m<sup>2</sup>**  
 EXCLUDED AREAS: PATIO: 578 sq. ft, 53 m<sup>2</sup>, GARAGE: 140 sq. ft, 13 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



FOR SALE



- Immaculate Semi Detached
- Open Plan Living
- Upstairs Modern Bathroom
- Ample Block Paved Parking
- Backs On To School Playing Fields
- Three Bedrooms
- Stylish Kitchen
- Garage & EV Charger
- Cul-De-Sac
- Popular Whitnash



## WOODWARD CLOSE, 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>		
(21-28) <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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