



**Connells**

Weilerswist Drive  
Whitnash Leamington Spa



# Weilerswist Drive Whitnash Leamington Spa CV31 2TD

for sale  
£300,000



## Property Description

The property benefits from a welcoming front garden, leading into a hallway with stairs rising to the first floor and a door into the bright and airy living room, featuring a window to the front elevation. To the rear of the property is a stylish, newly fitted kitchen/diner, offering ample space for cooking and dining, newly installed French Doors opening out to the rear garden - perfect for entertaining or enjoying summer evenings.

Upstairs, the first floor offers two generously sized bedrooms and a high specification, modern shower room which was refitted in January 2025.

This originally AC Lloyd built home located in Whitnash has been completely renovated in 2025. Located just off Heathcote Lane, it is positioned within lots of local amenities including a One-Stop convenience shop, Post Office, Pharmacy, Barber shop, fish and chip shop and a popular coffee station. The popular Heathcote Inn Pub is located within a very reasonable walking distance and the area is within a easy reach of the M40 and great for access into the Town Centre. The development has it's own park, with a small play area for children and makes a lovely short walk for sunny days with the dogs! The property is also within walking distance to Acre Close playing field, which has a children's play area, football field and community hall.

A truly lovely home, ideal for a first-time buyer or small family or perhaps if you're looking to

downsize!

## Approach

Via fence lined, front garden which is mainly laid to lawn with a slabbed foot path leading to the front entrance door.

## Entrance Hallway

With light oak effect Herringbone LTV flooring, a modern vertical radiator, stairs rising to the first floor landing and a door into the lounge.

## Lounge

13' 6" x 11' 2" max ( 4.11m x 3.40m max )

With a double glazed window to the front elevation, Herringbone LTV flooring, a new modern radiator, an under-stairs storage cupboard and doorway to the kitchen.

## Kitchen/Diner

14' 5" x 9' 3" ( 4.39m x 2.82m )

Kitchen completely replaced in January 2025. Fitted with a range of Shaker Style wall and base units with LED undercounter lighting, with a marble effect worktop over and marble effect tiling to the walls. There are integrated appliances including a fridge-freezer, electric oven and gas hob, slim line dishwasher and washing machine. There is a white porcelain farm-house style sink and drainer unit and a glass upstand behind the gas hob. There is a window to the rear, also French Doors which were replaced in August 2024, LTV Herringbone flooring, ceiling spotlights and a modern vertical radiator.

## Utility Cupboard

The area has been improved into a useable space which holds a free-standing tumble dryer (not included in the sale) and additional electric points, perfect for charging garden tools. There are fitted shelves and floor space below for more storage.

## Landing

With stairs rising from the entrance hallway, doors into all upstairs bedrooms, loft access and storage cupboard.

## Loft

The loft is partially boarded with a pull down ladder and a light. The water tank is located in the loft and has been upgraded and replaced by the current owner.

## Master Bedroom

14' 5" x 12' into built in wardrobe ( 4.39m x 3.66m into built in wardrobe )

A very spacious bedroom with ample built in storage including a double wardrobe with over head shelving, and a single wardrobe over the stairs. There is a double glazed window to the front elevation.

## Second Bedroom

11' 3" x 8' 2" ( 3.43m x 2.49m )

Another good sized double bedroom with a double glazed window to the rear and radiator.

## Shower Room

Fully re-fitted in January 2025, with a three piece, modern, white suite including; a walk-in shower cubicle which has both a rain-head shower and additional hand held fitting, a wash hand basin and low level W/C with concealed cistern. There is a double drawer

vanity unit, LED light-up mirror, chrome heated towel rail, double glazed window to the rear elevation, ceiling spotlights and LTV flooring.

## Outside

### Off Road Parking

There is two allocated parking spaces in the private parking area located to the side of the terrace. It is accessible to the front and rear of the property, with a gate leading to the rear garden.

### Rear Garden

With a sunny West-Facing aspect, the garden is a sun trap through the summer period. Being fence enclosed, mainly laid to lawn with a slabbed and gravel patio area and path leading to the gate. There is gated rear access to the parking area.

### Front Garden

Being fence lined and mainly laid to lawn with a path leading to the front door.

## Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.



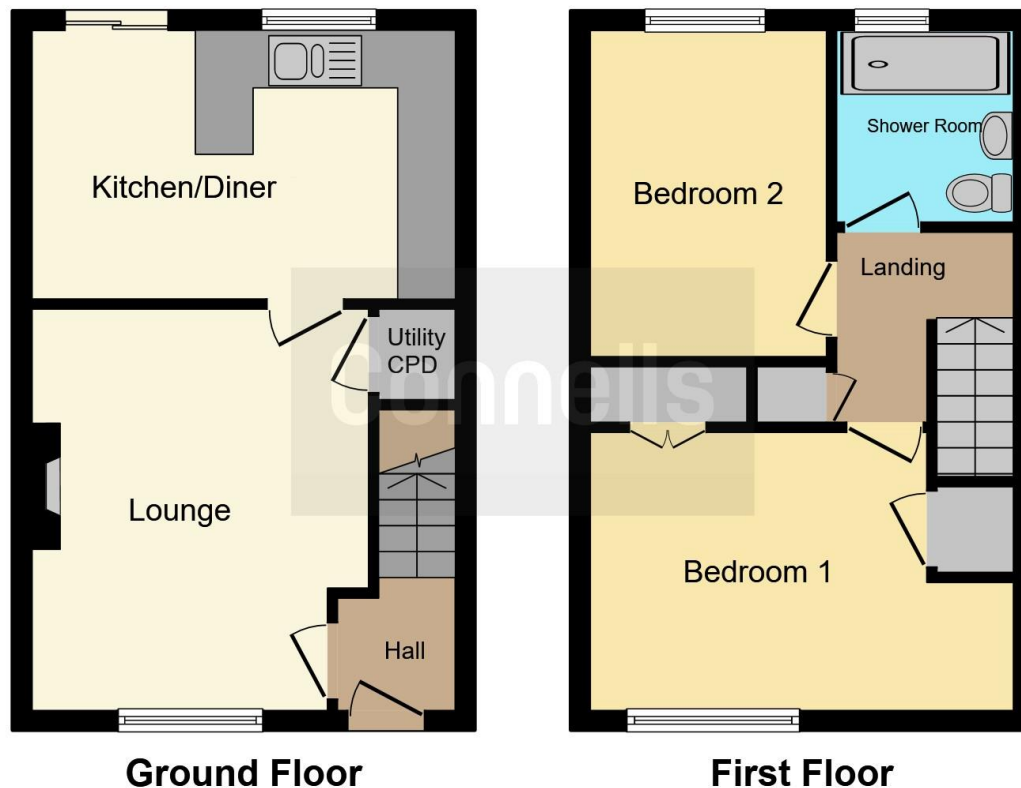












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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold



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Property Ref: SPA314909 - 0002