



**Connells**

Hitchman Mews  
Leamington Spa

# Hitchman Mews Leamington Spa CV31 3QW

for sale offers over  
**£250,000**



## Property Description

A beautifully upgraded, energy-generating mews home built by AC Lloyd in 1988, within access of the town centre, parks and easy walk to the train station. Comprising living room, kitchen, two bedrooms and a stylish bathroom. There's CCTV-monitored private driveway parking to the front and kerb parking for a second vehicle. There is a low-maintenance, landscaped, west-facing rear garden with shed to the rear.

The result is a home that combines quality build integrity with modern technology, premium appliances, reduced energy bills and decorated interiors. Ideal for first-time buyers or buy-to-let investors.

Situated just south of Leamington Spa town centre, the property is within easy walking distance of the train station, shops, restaurants, parks, and a wide range of local amenities. Excellent road links to the M40, M42, M6 and M1, Birmingham Airport, and the NEC. Within easy reach of a range of well-regarded local primary and secondary schools, with Leamington Spa well served by both state and private options.

At the heart of this home is a fully installed renewable energy system: 9 x 470W solar panels across both roof aspects, paired with a Duracell 5.2kWh battery storage unit and hybrid inverter, providing a genuine income stream as well as significant savings on bills. Combined with cavity wall insulation, the home's running costs are substantially lower than comparable properties.

## Lounge

Spacious and bright, featuring dark timber-effect laminate flooring, a stylish timber fireplace with marble hearth and electric fire, coving, and newly installed recessed spotlights creating a warm contemporary atmosphere. UPVC double-glazed window to the front. Under-stairs storage cupboard. Glazed internal door through to kitchen.

## Breakfast Kitchen

Well-appointed kitchen with a range of timber high and low units, cream granite sink, tiled splashback, and a full suite of premium integrated appliances: fitted oven, four-ring gas hob, stainless steel extractor, dishwasher, washing machine with dryer, and full-size fridge with freezer. UPVC double-glazed window and door leading to the rear garden.

## First Floor

### Landing

The stairs lead from the lounge. There is a radiator, access to the loft via a ladder and doors to both bedrooms and the family bathroom.

### Loft

Half-boarded loft accessed via a newly fitted drop-down ladder with dedicated loft lighting - providing excellent, easily accessible additional storage.

### Bedroom One

Very spacious double bedroom to the front elevation with UPVC double-glazed window, freshly decorated with clean neutral walls, coving, and ample space for free-standing wardrobes and drawers.

### Bedroom Two

Good-sized second bedroom to the rear with clean, freshly decorated walls, built-in storage cupboard, coving, and UPVC double-glazed window overlooking the garden.

### Bathroom

Stylishly tiled throughout with a P-shaped bath, curved shower screen, mixer tap with hand-held and waterfall shower, vanity hand-basin unit with mixer tap, WC, chrome towel radiator, slate-effect tiled flooring, downlights, extractor, and mirror light with shaver point.

### Outside

### Rear Garden

The west-facing rear garden enjoys generous afternoon and evening sunshine, with an

open aspect offering uninterrupted views - a rare and highly sought-after feature. A substantial patio and decking area provide the perfect setting for outdoor dining and entertaining, enclosed by reed-covered high-level fencing with a rear access gate. A storage shed completes the space.

### Parking

To the front, a tarmac driveway provides private off-road parking.

### Climate Control

A Mitsubishi 3.5kW air conditioning unit serves the upper floor, delivering efficient heating and cooling throughout the year - perfectly complemented by the home's solar energy system.

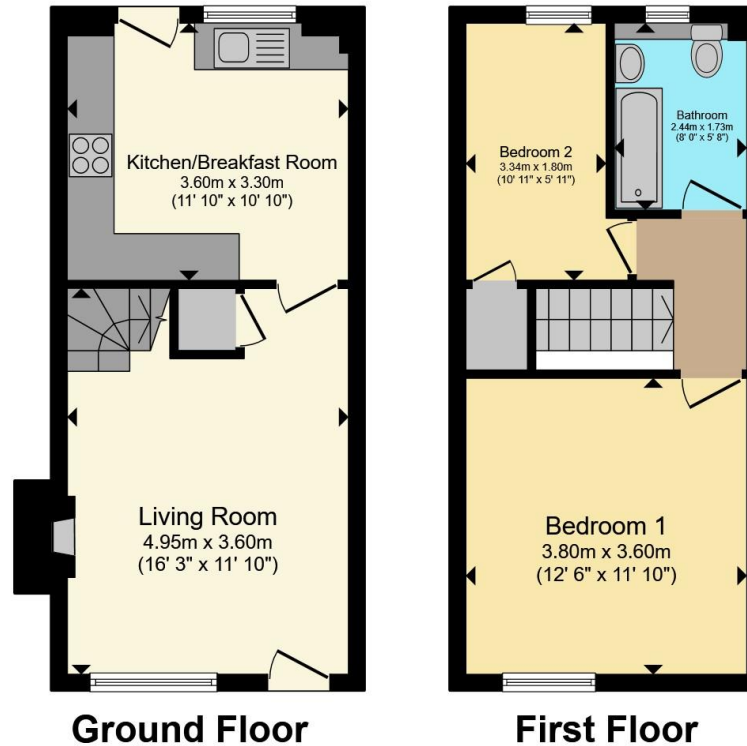
### Build & Specification

Built by AC Lloyd, a highly regarded Midlands residential developer with a strong reputation for build quality. The property features uPVC double glazing and gas central heating throughout, providing a solid and well-maintained structure underpinning all the modern upgrades.









Total floor area 60.5 m<sup>2</sup> (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315317](http://connells.co.uk/Property/SPA315317)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA315317 - 0005