



Connells

Ennerdale Close
LEAMINGTON SPA

Ennerdale Close LEAMINGTON SPA CV32 6NW

for sale offers in excess of
£650,000



Property Description

Situated in the highly sought-after area of Milverton, this spacious detached family home offers flexible living accommodation, four bedrooms, a generous rear garden, and excellent potential for growing families.

The property is approached via a driveway providing off-road parking and access to the integral garage. An entrance porch leads into the welcoming hallway, where stairs rise to the first floor and doors provide access to the principal ground floor rooms. These include a convenient cloakroom/WC, a comfortable lounge, and a second reception room which has been extended to create a versatile living space with direct access to the rear garden.

The kitchen/breakfast room provides ample space for everyday family living and leads through to a useful utility area. From here, there is access to both the rear garden and the garage.

To the first floor are four well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for the whole family.

Outside, the rear garden is a particularly attractive feature of the property, being of a good size and predominantly laid to lawn, providing plenty of space for children to play, outdoor entertaining, or keen gardeners to enjoy. To the front, the driveway offers parking and access to the garage.

This is an excellent opportunity to acquire a detached family home in one of Leamington Spa's most desirable residential locations, close to excellent schools, local amenities, and the town centre.

Location

Situated within the highly desirable Milverton area of Royal Leamington Spa, Ennerdale Close enjoys a peaceful residential setting while remaining conveniently close to a wide range of local amenities. Nearby residents benefit from easy access to ASDA, local convenience stores, healthcare facilities, cafés and everyday shopping, with the vibrant town centre of Leamington Spa offering an extensive selection of restaurants, boutiques, leisure facilities and cultural attractions. The area is well regarded for its attractive surroundings and nearby green spaces, including Dragon Cottage Park and Strathearn Gardens.

The property is particularly well positioned for families, with several respected schools close by, including Brookhurst Primary School and Milverton Primary School, both rated Good. Secondary education is served by Trinity Catholic School, while highly regarded independent options such as The Kingsley School and Arnold Lodge School are also within easy reach.

For commuters, the property benefits from excellent transport connections. Leamington Spa Railway Station is approximately 1.2 miles away and provides direct services to London Marylebone, Birmingham and other major destinations. The area also offers convenient access to the A46, M40 and surrounding road network, making it an ideal location for travel throughout Warwickshire, the Midlands and beyond.

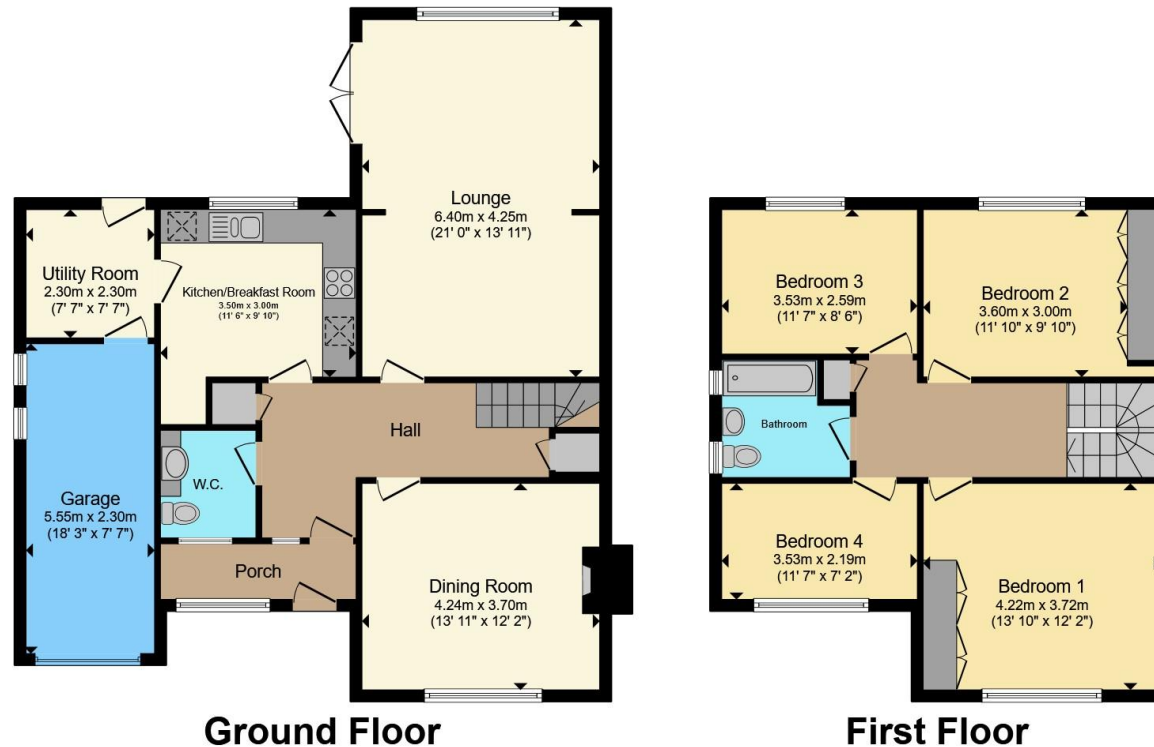
Buyer's Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 157.1 m² (1,691 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315301



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315301 - 0002