



Connells

Brunswick Street
Leamington Spa



Property Description

A Three Bedroom Semi-Detached Family Home in a Desirable Leamington Location - Offered with No Chain.

This well-presented three bedroom semi-detached home is perfectly suited for families, offering spacious and versatile accommodation throughout. Situated in a sought-after area of Leamington Spa, the property benefits from excellent access to the town centre, local amenities, and convenient commuting links.

To the front of the property, there is a driveway providing off-road parking. Upon entering, you are welcomed into a bright entrance hallway leading to a generous lounge. The lounge offers flexibility, having previously been used as a bedroom, and features the added benefit of a ground floor shower room.

The heart of the home is the extended kitchen/diner/family area - a fantastic open-plan space ideal for modern family living and entertaining. This area enjoys plenty of natural light and doors opening out to the rear garden, creating a seamless indoor-outdoor flow.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Offered for sale with no onward chain, this property presents an excellent opportunity for those looking to move quickly into a family home in a convenient and popular location.

Approach

Via driveway having ample parking which leads to the front door.

Entrance Porch

With a door leading to;

Entrance Hallway

Welcoming entrance hallway with a double glazed window to front elevation, stairs rising to the first floor and an under stairs cupboard housing the central heating boiler.

Lounge/Bedroom Four

13' 5" x 10' 5" (4.09m x 3.17m)

Spacious lounge consisting of a feature fire place, a double glazed window to front elevation and doors to the downstairs shower room. This room has previously been used as bedroom four.

Downstairs Shower Room

Fitted with a wash hand basin, shower cubicle and low level W/C. Having a heated towel rail and an extractor fan.

Open Plan Family/Kitchen/Diner

24' 4" max x 19' 5" max (7.42m max x 5.92m max)

Family/Dining Area

Having a feature media wall with storage, lantern roof with lighting, under floor heating, sliding doors to side elevation and Bi-fold doors leading to the garden.

Kitchen Area

Fitted with wall and base units with complementary granite work surfaces over and tiling to the splash back areas. There is

space for oven, whilst providing space for other appliances. Benefitting from a central island incorporating a stainless steel sink and drainer unit and breakfast bar. Having French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

12' 3" max into wardrobes and bay x 10' 6" (3.73m max into wardrobes and bay x 3.20m)

Double bedroom benefitting from two double fitted wardrobes, a radiator, a double glazed bay window to front elevation and double glazed window to side elevation.

Bedroom Two

10' 5" max x 9' 3" max (3.17m max x 2.82m max)

Double bedroom with a fitted double-door wardrobe, radiator and a double glazed window to rear elevation.

Bedroom Three

10' 1" max x 9' 6" max (3.07m max x 2.90m max)

Double bedroom with a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, P-shaped bath and a low level W/C. Having fully tiled walls, a heated towel

rail and a double glazed window to front elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with a patio area perfect for external dining, there is also a undercover BBQ area to the side of the property.

Parking

Driveway providing off road parking for 2/3 cars on the driveway, there is also on street parking to the front of the property.

Seller's Comments

We have loved living in this beautiful family home, which offers both comfort and convenience. It is ideally situated close to excellent primary and secondary schools, shopping facilities, and public transport links, with the town centre just a short bus ride or pleasant walk away.

The house features a bright and spacious open-plan lounge, dining, and kitchen area, complete with underfloor heating throughout - perfect for cosy family gatherings. One of our favourite spaces is the private rear garden, with its lovely pond and peaceful atmosphere, providing the perfect spot to relax and unwind. The garden also includes a built-in gas and charcoal barbecue in a covered area, ideal for outdoor entertaining all year round.

There is also an additional sitting room, which we have used as a playroom for our two children, although it can easily serve as an extra living area or even a bedroom, as it has an ensuite bathroom. It is a wonderfully versatile home that has been a joy for our family.









Ground Floor



First Floor

Total floor area 95.6 m² (1,029 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



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: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315084



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315084 - 0006