



Connells

Grosvenor Road
Leamington Spa



Property Description

This beautifully renovated three/four bedroom semi-detached home is ideally situated in a highly sought-after location, offering convenient access to local amenities, the town centre, and the train station.

Finished to an exceptional standard throughout, the property welcomes you with a bright and inviting entrance hallway. The bay-fronted lounge provides a stylish and comfortable living space, while an additional versatile reception room—ideal as a fourth bedroom—benefits from its own en-suite shower room.

To the rear, the property has been thoughtfully extended to create a stunning open-plan kitchen, living, and dining area, perfectly designed for modern family living and entertaining. This impressive space is complemented by a separate utility room. Upstairs, there are three well-proportioned bedrooms along with a contemporary family bathroom.

Externally, the property boasts a generous driveway providing ample off-road parking. To the rear is a private, enclosed South facing garden, mainly laid to lawn—ideal for families and outdoor relaxation.

Offered for sale with no onward chain, this outstanding home presents an excellent opportunity for buyers seeking a turnkey family property in a prime location.

Approach

The property is set back from the road behind the driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the forth bedroom, lounge, cloakroom and open plan kitchen diner.

Downstairs Cloakroom

Fitted with a wash hand basin and a W/C.

Lounge

Spacious, bay-fronted lounge consisting of a radiator.

Reception Room/Bedroom Four

Benefitting from under stair storage cupboard, a double glazed window to front elevation and a door to;

En-Suite

Newly fitted with a three piece suite fitted with a wash hand basin, corner shower cubicle and a W/C. Having fully tiled walls and tiled flooring.

Open Plan Kitchen Living Diner

Stunning newly fitted kitchen with central island, comprising wall and base units with work surfaces over, sink drainer unit, eye level oven, gas hob with cooker hood over and benefitting from integrated fridge freezer and dishwasher. Featuring a double glazed window to the rear elevation, patio doors leading out to the garden and open to the utility.

Utility Room

Providing space for appliances with work surfaces over and a double glazed window to rear elevation.

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

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

Double bedroom with a radiator and a double glazed bay window to front elevation.

Bedroom Three

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Newly fitted with a three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation. With a built-in cupboard providing space for storage.

Outside

Rear Garden

Good size landscaped garden being mainly laid to lawn and fence enclosed, with a patio area. There is a platform in the garden for a

shed.

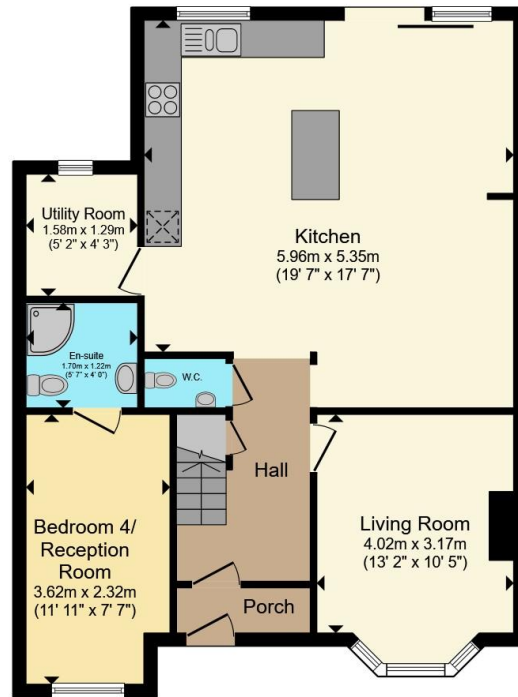
Parking

Driveway providing off road parking for two/three cars.

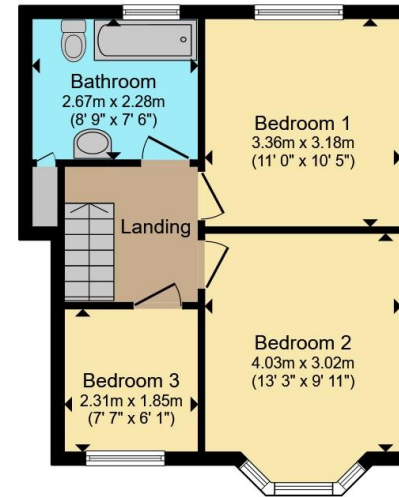








Ground Floor



First Floor

Total floor area 115.6 m² (1,244 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: E Council Tax
 Band: C

Tenure: Freehold

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