



Connells

The Greenways
Leamington Spa



Property Description

Situated in a quiet cul-de-sac in the highly sought after North Leamington area, this three bedroom semi detached property offers excellent potential to modernise and create a wonderful family home.

The location is particularly convenient, with a range of local amenities close by, including a Tesco Express, post office, pharmacy and Lillington Primary School. The property also falls within catchment area for the well regarded Telford School and North Leamington School.

The accommodation briefly comprises a welcoming spacious entrance hallway a comfortable lounge, separate dining room and a spacious kitchen with scope for reconfiguration or updating to suit modern living.

To the first floor there are two generous double bedrooms, with the master bedroom benefitting from fitted wardrobes. A well proportioned single bedroom and a family bathroom complete the upstairs accommodation.

Externally the property benefits from a driveway providing off road parking, a single garage and a south facing, private rear garden ideal for enjoying outdoor space and entertaining.

Offered for sale with no onward chain, this property represents an excellent opportunity for first time buyers, families or investors looking to put their own stamp on a home in a sought after location.

Approach

Located within a quiet cul-de-sac and set back from the road behind the driveway and foregarden leading to the front entrance door.

Entrance

A spacious entrance hallway with doors to the lounge and kitchen. There is an under stairs storage cupboard, stairs rising to the first floor and a radiator.

Lounge

13' 9" x 13' 8" max (4.19m x 4.17m max)

A lovely sized family lounge with a double glazed window to the front elevation. There is a radiator and a gas fireplace. The lounge leads into the dining room via sliding doors.

Dining Room

10' 4" x 10' 6" (3.15m x 3.20m)

A perfect second reception room which has been used as a formal dining room, with a lovely outlook to the rear garden via patio doors. There is also a radiator.

Breakfast Kitchen

13' 1" x 9' 11" (3.99m x 3.02m)

A very functional kitchen with fitted wall and base units and complimentary work surfaces over, which incorporate a stainless steel sink and drainer unit. There is space for all appliances and a pantry cupboard and a double glazed window to the rear elevation.

First Floor

Landing

With a double glazed window to the side elevation and loft access, there is a loft ladder and the loft is partially boarded. With doors off to all bedrooms and the family bathroom.

Bedroom One

10' 10" x 12' 8" (3.30m x 3.86m)

A very good sized double bedroom with a fitted wardrobe, a double glazed window to the front elevation and a radiator.

Bedroom Two

12' 4" x 12' 2" (3.76m x 3.71m)

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

Bedroom Three

9' 2" x 8' 7" max (2.79m x 2.62m max)

A generous sized third bedroom with a built in cupboard over the stair bulk-head and a radiator.

Shower Room

A modern white three piece shower room with a walk in double shower cubicle, wash hand basin and low level W/C. There is a window to the rear elevation, a radiator and is partly tiled.

Outside

Front Garden

There is a pretty front garden with plants and shrubs. It also provides potential for further off road parking in future.

Rear Garden

A very well maintained, private and south facing rear garden with lovely planted borders. There is gated side access. Mainly laid to lawn with a patio area.

Parking

There is a driveway with a dropped kerb providing off road parking.

Garage

17' 7" x 7' 7" (5.36m x 2.31m)

A single garage attached to the property with power, lighting and an up and over door.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Seller's Comments

Our family moved into this house in 1966 and my mother lived there until 2025. It was an amazing place to grow up in, especially when we were a young family - the cul-de-sac providing a safe environment for us as children. Also having the pre and primary schools on our doorstep made commuting a breeze. There is a brilliant selection of take-away's at Crown Way, just 5 minutes' walk. Dog owners can enjoy lots of lovely walks nearby like the Newbold Comyn Country Park, less than 15 minutes' walk from the house.









Ground Floor



First Floor

Total floor area 110.8 m² (1,193 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314995



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: SPA314995 - 0003