



Connells

Whitmore Road
Leamington Spa

Whitmore Road Leamington Spa CV31 2JG

for sale offers in excess of
£375,000



Property Description

A fantastic opportunity to purchase this semi-detached family home, ideally located in the highly sought-after area of Leamington Spa.

Set back from the road, the property benefits from a driveway to the front, providing ample off-road parking, along with access to the garage. A front door leads into a useful entrance porch, which opens through to the welcoming entrance hallway with stairs rising to the first floor.

To the front of the property is a bright and spacious dining room, perfect for family meals and entertaining. The hallway also leads through to a comfortable lounge positioned at the rear, featuring sliding doors that open directly onto the garden. The kitchen offers a range of units and provides access to the lean-to, which in turn has doors connecting to both the garage and the rear garden for added convenience.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom.

The rear garden is mainly laid to lawn with a paved patio area, offering an ideal space for outdoor seating and family enjoyment.

Being sold with no onward chain, this property presents an excellent opportunity for buyers looking to put their own stamp on a home in a desirable location

Approach

Via driveway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and doors to the lounge, dining room and kitchen.

Dining Room

12' 3" max x 10' 7" max (3.73m max x 3.23m max)

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

Lounge

13' 2" max x 10' 1" max (4.01m max x 3.07m max)

Spacious, light and airy lounge having a radiator and sliding patio doors leading to the garden.

Kitchen

10' 1" x 6' 2" (3.07m x 1.88m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a double glazed window to rear elevation and a door to the lean to.

Lean To

Access via the kitchen with doors to the garage and garden.

First Floor

Landing

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

Bedroom One

12' 9" max x 9' 6" max into wardrobe (3.89m max x 2.90m max into wardrobe)

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

Bedroom Two

10' 3" max x 10' 6" max (3.12m max x 3.20m max)

Double bedroom with a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 9" x 6' 4" (2.06m x 1.93m)

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

Bathroom

Three piece suite fitted with a wash hand basin, bath and a low level W/C. Having partly tiled walls, tiled flooring and a double glazed window to rear elevation.

Outside

Rear Garden

Generously sized garden being mainly laid to lawn and fence enclosed.

Parking

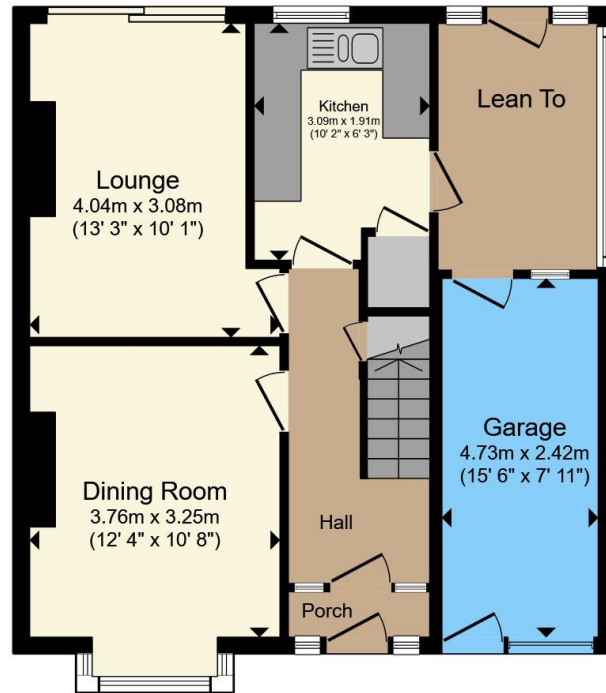
Driveway providing off road parking to the front of the property.

Garage

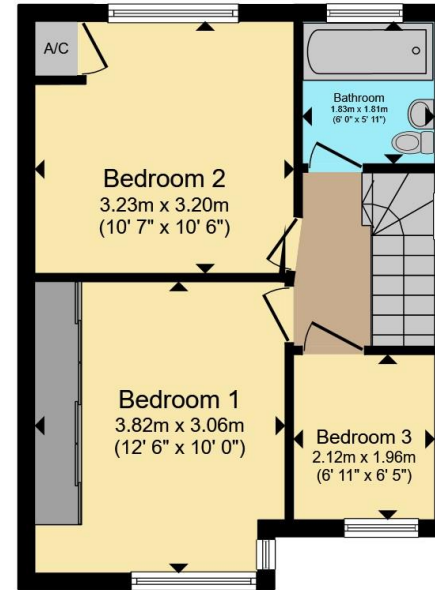
Single garage with an up and over door.







Ground Floor



First Floor

Total floor area 92.3 m² (994 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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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