



Connells

Whitmore Road
Whitnash Leamington Spa



Property Description

Beautifully updated three bedroom semi detached home on a corner plot - Sought after location in Whitnash!

Occupying a desirable corner plot, this spacious three bedroom home has undergone partial renovation and is packed with potential. With significant improvements already completed including, full electrical rewire (October 2024), new boiler (October 2024), new bathroom and downstairs cloakroom (December 2024), replastering (November 2024) and new carpets in 2025, the groundwork has been laid for a stylish stunning home.

Perfect for those looking to add their own finishing touches, the property is ideal for families, first time buyers or investors.

Property Features:

Generous lounge diner ideal for entertaining.

Spacious kitchen diner with new worktops and induction hob.

Separate study - perfect for home working.

Three well proportioned bedrooms, one with fitted wardrobes.

Stunning family bathroom and downstairs cloakroom fitted in December 2024.

Fully rewired, replastered and new boiler in late 2024.

New carpets throughout fitted in 2025.

Extended driveway offering ample off road parking.

Lawned rear garden offering privacy.

Set in a popular residential location with good transport links, schools and amenities nearby this is a fantastic opportunity to secure a home that's had major work already completed!

This property is available for sale with no chain!

Approach

The property is set back from the road behind the generous driveway with lawned area.

Entrance Porch

Useful entrance porch with a door leading into the entrance hallway.

Entrance Hallway

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

Downstairs Cloakroom

Newly fitted in December 2024, being partly tiled with a wash hand basin with vanity unit, a low level W/C and an extractor fan.

Study

7' 11" max x 12' (2.41m max x 3.66m)

With a double glazed window to front elevation.

Lounge Dining Room

27' 2" x 10' 7" (8.28m x 3.23m)

Generously sized, light and airy lounge consisting of an electric fire place and brick

hearth, a radiator, a double glazed window to front elevation and sliding patio doors leading to the garden.

Kitchen/Diner

14' 9" x 14' 6" (4.50m x 4.42m)

Fitted with a range of wall and base units with complementary work surfaces and tiling to the splash back areas, incorporating a stainless steel sink and two drainers. There is an integrated induction hob with cooker hood over, whilst providing space for a dishwasher and space for a fridge/freezer. Comprising a radiator and a double glazed window to rear elevation.

Utility Room

11' x 7' 2" max (3.35m x 2.18m max)

Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. Providing space for a washing machine and having a cupboard housing the central heating boiler. With a radiator and a double glazed window to side elevation.

Conservatory

7' 7" x 12' 11" (2.31m x 3.94m)

UPVC construction, with an electric radiator and double glazed windows to the front, side and rear elevations and a door leading to the garden.

First Floor

Landing

The spacious landing comprises of a radiator, ethernet connection offering a great space for a study area, a double glazed window to the rear elevation and doors to the bedrooms and bathroom.

Bedroom One

10' max x 12' 4" (3.05m max x 3.76m)

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

Bedroom Two

10' 4" max into wardrobe x 10' 7" (3.15m max into wardrobe x 3.23m)

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

Bedroom Three

6' 11" x 6' 5" (2.11m x 1.96m)

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

Bathroom

Newly fitted in December 2024 to a high specification with a modern four piece suite. Comprising of a wash hand basin with a vanity unit, double ended bath with Merlyn shower over and a separate Merlyn shower cubicle. Having partly tiled walls, a heated towel rail and double glazed windows to front and rear elevations.

Outside

Rear Garden

Well-maintained and private rear garden being mainly laid to lawn and fence enclosed. With planted borders and a patio area.

Parking

Driveway providing off road parking for several cars.









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.focalagent.com

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 Band: E

Tenure: Freehold

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