



Connells

Wilnecote Grove
Leamington Spa

Wilnecote Grove Leamington Spa CV31 1YR

for sale
£300,000



Property Description

This attractive two-bedroom semi-detached property offers stylish and well-maintained accommodation throughout, making it an ideal first-time purchase or investment opportunity.

To the front of the property is a driveway providing off-road parking, along with access to the garage. The entrance door opens into a spacious lounge, featuring stairs rising to the first floor and flowing seamlessly into the dining area, creating an open-plan living space perfect for modern family life. Sliding patio doors lead from the dining area to the rear garden, allowing plenty of natural light to fill the room.

The recently refitted kitchen has been thoughtfully designed and finished to a high standard, boasting contemporary units complemented by stunning quartz worktops.

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

The property has benefitted from recent improvements including a newly fitted kitchen, new flooring, and carpets throughout, meaning it is ready for its next owners to move straight in and enjoy.

Approach

Having a driveway to the side and a pathway leading to the front door.

Lounge Area

Bright and airy lounge area consisting of solid wood flooring, a radiator and a television point. With a double glazed window to front elevation and stairs rising to the first floor and open to the dining area. Please be advised the current owner will be rectifying the understairs skirting boards and fitting in a new understairs cupboard.

Dining Area

Having French doors leading to the rear garden and a door leading into the kitchen.

Kitchen

Modern kitchen fitted with wall and base units with complementary Quartz work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven, electric hob with cooker hood over, a dishwasher and a fridge/freezer. With a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the lounge. There is access to the loft via a hatch and doors to both bedrooms and the family bathroom.

Bedroom One

Double bedroom benefitting from a fitted wardrobe, a cupboard housing the central heating boiler, a radiator and a double glazed window to front elevation.

Bedroom Two

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

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, a heated towel rail, an extractor fan and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fence enclosed with a limestone patio area.

Parking

Driveway providing off road parking for two cars.

Garage

Detached single garage. An internal inspection of the garage has not yet been

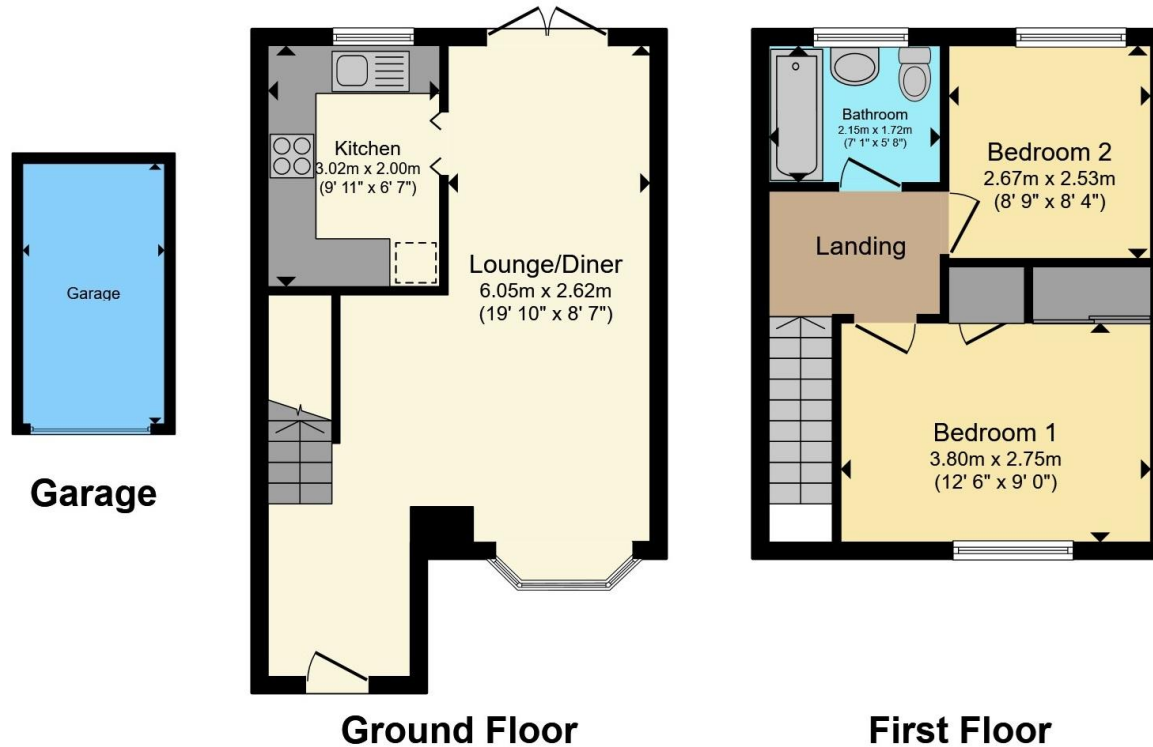
carried out.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 63.2 m² (680 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

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: C Council Tax
 Band: B

Tenure: Freehold

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