



Grosvenor Road Leamington Spa CV31 2NW

for sale offers over
£325,000



Property Description

Situated in a highly desirable location, within easy reach of local amenities, the town centre and train station, this spacious three-bedroom semi-detached home offers an excellent opportunity for families and professionals alike.

The current owners have carried out a range of significant improvements in recent years, including some replacement windows and new patio doors installed in 2025, a new boiler and fuse board in 2021, replastering to the lounge and all three bedrooms, a new log burner fitted in 2022, and new flooring throughout the hallway, lounge, dining room and all bedrooms.

The accommodation briefly comprises a welcoming entrance hallway, a bright dual-aspect lounge featuring the log burner, a separate dining room, and a kitchen. To the side of the property is a useful lean-to providing convenient front-to-rear access and additional storage space with a utility cupboard.

To the first floor are three well-proportioned bedrooms and a wet room.

Externally, the property benefits from a generous driveway providing off-road parking for up to three vehicles. To the rear is a fantastic-sized garden, with outside W.C and storage offering plenty of space for outdoor entertaining or further landscaping potential.

An excellent opportunity to acquire this thoughtfully improved family home in a popular Leamington Spa location.

Approach

Set back from the road behind the generous driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and a cupboard housing the fuse board and providing space for storage. Having newly laid flooring in 2021, a radiator and doors to the kitchen, dining room and lounge.

Lounge

Bright and airy dual aspect lounge consisting of a vertical radiator, a log burner (2022) and a double glazed window to the front and rear elevation.

Dining Room

With a radiator and double glazed French doors (2025) leading to the garden.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and housing the central heating boiler fitted in 2021. With a double glazed window to front elevation and a door into the passage way.

Passage Way

Allowing front to rear access and with a door into the utility cupboard,

Utility Cupboard

Providing space for a washing machine and a tumble dryer.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft via a ladder which is fully boarded and insulated. With doors to all bedrooms and the wet room.

Bedroom One

Double bedroom benefitting from a built in alcove storage, new flooring fitted in 2021 a radiator and a double glazed window to rear elevation.

Bedroom Two

Double bedroom benefitting from new flooring fitted in 2025, attractive alcove with fitted storage shelf and wall lights with a radiator and a double glazed window to rear elevation.

Bedroom Three

Benefitting from new flooring fitted in 2021 and having a radiator and a double glazed window to front elevation.

Wet Room

Three piece suite, fitted with a wash hand basin, shower and a low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed window to front elevation.

Outside

Rear Garden

South-facing garden being mainly laid to lawn and fence enclosed, with a decking area and outside W.C and storage.

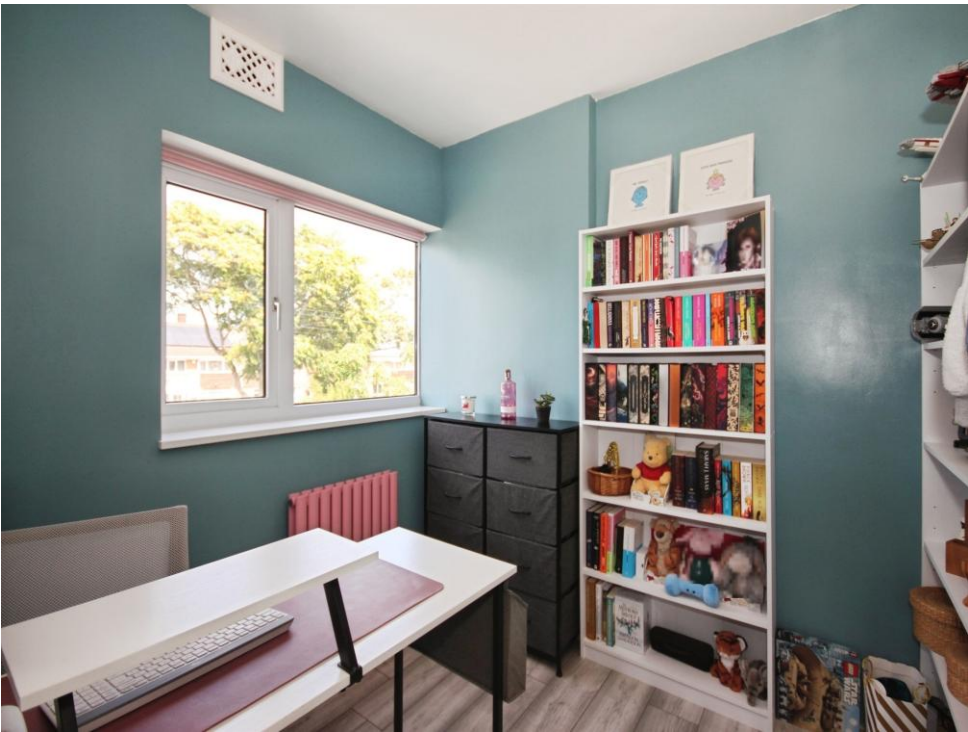
Parking

Driveway providing off road parking for three cars.

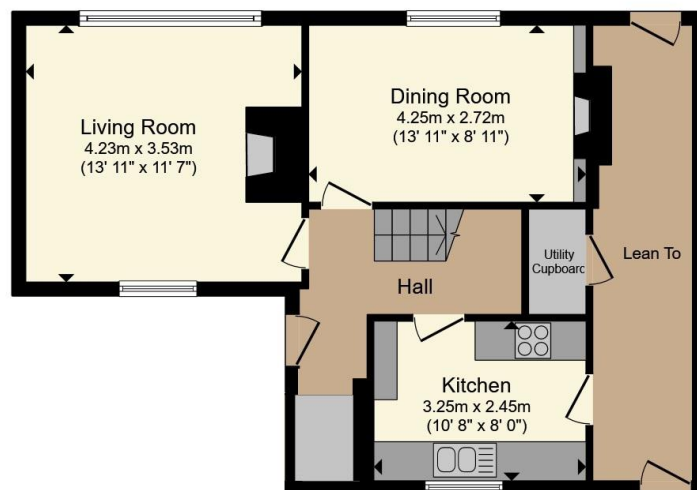
Buyer Aml Fee

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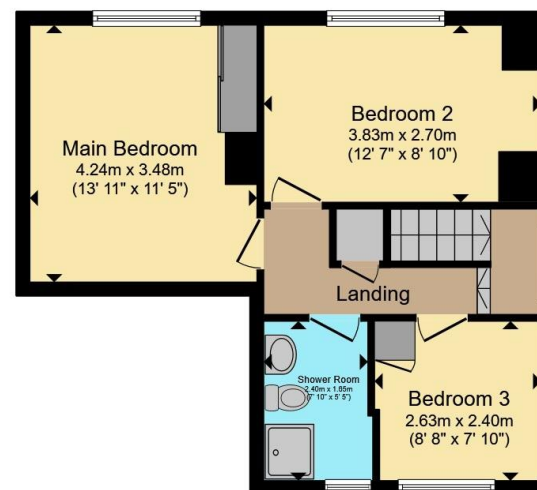








Ground Floor



First Floor

Total floor area 100.5 m² (1,081 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

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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Property Ref: SPA315501 - 0003