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14, Firethorn Crescent, Leamington Spa



This spacious, well presented two double bedroomed semi-detached property, in this popular part of Whinash. Benefitting from stylish open plan kitchen/living/dining room and conservatory to the rear.

Briefly Comprising:

Entrance hallway open plan to refitted contemporary kitchen, in turn leading to open plan living/dining area, conservatory. First floor landing, two spacious double bedrooms. White refitted bathroom. Upvc double glazing. Gas radiator heating. Driveway. Fore garden. Low maintenance rear garden. Garage. NO CHAIN

Firethorn Crescent

Comprises of a popular design of semi-detached properties benefitting from two, good sized double bedrooms. Located in a popular part of Whitnash, which is convenient for local shops and schools.

The Property

Is approached via paved driveway and path giving access to canopy porch with composite obscure double glazed entrance door giving access to...

Entrance Hallway

With downlighter points to ceiling, coved cornicing, column style radiator, staircase to first floor landing, and broad opening to open plan kitchen.

Open Plan Kitchen/Living/Dining Room

28'6" overall (8.69m overall)

Kitchen

7'1" expanding to 8'5" x 13' 2" (2.16m expanding to 2.57m x 3.96m 0.61m)

With a range of flat fronted wall and base units, with working surface over and matching upstands, inset four point stainless Bosch gas hob, Bosch oven below and Bosch filter hood over with splashback. Underslung sink with mixer tap, cupboard concealing Ideal boiler, space and plumbing for washing machine, space and plumbing for dishwasher, slimline drinks fridge, integrated concealed refrigerator, coved cornicing, downlighter points, breakfast bar return.

Living/Dining Room

11'6" x 15'4" (3.51m x 4.67m)

With feature display wall and bracketry for TV point, useful understairs store cupboard, coved cornicing, downlighter points to ceiling, two contemporary column style radiators, metal double glazed sliding patio doors to...

Conservatory

10'1" x 6'4" (3.07m x 1.93m)

With upvc double glazed doors and half windows to side with angled polycarbonate roof over, tiled floor giving access in turn to the garden.

First Floor Landing

With hatch to roof space, downlighter points to ceiling and coved cornicing.

Bedroom One (Front)

11'6" x 11'5" max (3.51m x 3.48m max)

With upvc double glazed window to front elevation, radiator, coved cornicing, door to useful cupboard over staircase bulkhead with shelf.



Bedroom Two (Rear)

11'7" x 8'9" (3.53m x 2.67m)

With upvc double glazed window to rear elevation, radiator, covered corning.

Bathroom

Attractively fitted with a white suite to comprise; bath with mixer tap, with wall mounted shower over, low level WC, pedestal wash hand basin and mono-mixer, full splashback tiling, chrome radiator towel rail, upvc obscure double glazed window to side elevation, extractor and downlighter points to ceiling.

Outside (Front)

To the front of the property is a paved driveway, which in turn leads to gated driveway area to the side of the property. Also in turn leading to the garage. The remainder of the front garden is principally laid to Cotswold stone chippings, designed for low maintenance. Outside tap.

Garage

8'3" x 15'10" (2.51m x 4.83m)

With up-and-over door, power and light as fitted. Upvc part double glazed personal door to side and upvc double glazed window.

Outside (Rear)

Being predominantly surrounded by timber fencing, and laid to stone patio with gravel borders. Further small area to the rear of the garage.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

Location

CV31 2RX

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 67.5 sq. metres (726.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garage

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL