



Connells

Stratford Road
Lighthorne Heath Leamington Spa

Stratford Road Lighthorne Heath Leamington Spa CV33 9TW

for sale
£225,000



Property Description

Connells are delighted to offer this beautifully presented mid-terraced home, ideally situated in the charming village of Lighthorne Heath.

Step inside to discover a welcoming entrance hall, a modern fitted kitchen, a practical utility room, and a spacious lounge/dining area perfect for relaxing or entertaining.

Upstairs, the property boasts two generously sized bedrooms and a contemporary family bathroom.

Outside, enjoy a sizeable and fully enclosed rear garden—ideal for outdoor living, gardening, or family play.

Don't miss out. Contact us today to arrange your viewing!

Introduction

Lighthorne Heath offers excellent transport connections throughout the area with convenient access to the motorway network. The M40 is less than 2 miles away and provides routes to Oxford, Birmingham, Banbury and London among other popular destinations. Coventry can also be reached in just under 30 minutes via the A46. Leamington Spa train station is around a 15 minute drive away which serves a number of major destinations including Birmingham, London and Manchester. For those requiring

international travel, Birmingham airport is just over 30 minutes away by car.

There are a number of well-regarded schools situated locally. For children of primary school age, Lighthorne Heath Primary School and further primary schools are located locally. For those requiring secondary education, Kineton High School is less than 15 minutes away by car.

A major supermarket superstore can be found within a 15-minute drive, whilst the local village shop offers day-to-day conveniences within easy walking distance.

Entrance Hall

Having UPVC door from front elevation into hallway having stairs rising to the first floor and door to:

Sitting Room

14' 7" Max x 18' 6" Max (4.45m Max x 5.64m Max)

Having two radiators, storage cupboard, double glazed window and French doors to rear elevation into garden and door to:

Kitchen

7' 4" x 9' 6" (2.24m x 2.90m)

Having a range of wall and base mounted kitchen units with wooden effect work surfaces over, tiled flooring throughout, space for dishwasher, integrated oven with extractor hood over, tiled splash backs, stainless steel sink and drainer unit with mixer tap, space for

freestanding fridge/freezer, a window to the front elevation and door to;

Utility Room/Boot Room

4' 5" x 9' 5" (1.35m x 2.87m)

Having storage base unit with work surface over, space and plumbing for washing machine and doors to front and rear elevations:

First Floor

Landing

Having doors to both bedrooms and bathroom, storage cupboard and a window to front elevation.

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)

Having radiator, two storage cupboards and windows to both the front and rear elevation;

Bedroom Two

13' 4" MAX x 9' 3" (4.06m MAX x 2.82m)

Having access to the loft, built-in storage, radiator and window to rear elevation:

Bathroom

Having partly tiled walls, low level wc, wash hand basin, paneled bath with shower attachment, radiator, and obscure double glazed window to front elevation.

Outside

Front

Having shallow fore-garden with picket fence and gate leading to front of property:

Rear Garden

Being mainly laid to lawn with a paved patio area, large metal storage shed and timber fences to the boundaries:

Council Tax

Local Authority: Stratford District Council

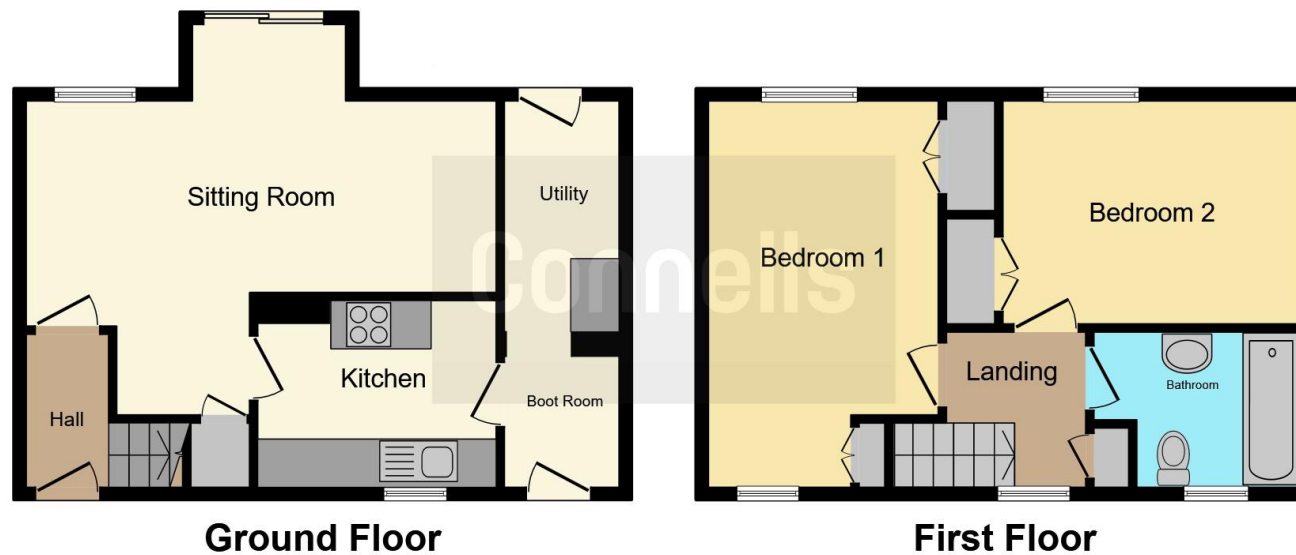
Viewings

Strictly by prior appointment via the selling agent.









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

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103983



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