



Campion Road, Leamington Spa, CV32 5XQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* IMMACULATELY MAINTAINED VICTORIAN HOME WITH GARAGE \*\*\*

In need of internal modernisation is this period family home positioned in a very popular location in North Leamington Spa. This property is a short walk from the main shopping Parade with the local railway station providing access to both Birmingham, Birmingham International and London Marylebone. The property has been lovingly maintained over a period of 55 years with the last generation of ownership.

In brief the property comprises of; entrance hall, living room with large bay sash windows, original fireplace surround and gas fire, dining room with large window overlooking rear garden, kitchen with wall and floor mounted units and access to two chamber basement which has had the floor bylined and screeded. On the first floor there are three double bedrooms with the front room benefitting from another bay sash window arrangement, family bathroom. On the top floor there is one further double bedroom.

To the front of the property is an attractive walled fore garden and iron work. To the rear of the property is side access and detached garage. In the grounds of the property there is also a brick built outhouse.

This property has not changed ownership for a generation. It has been lovingly looked after so viewing to appreciate is strongly recommended. Opportunities like this rarely come along.







## Key Features

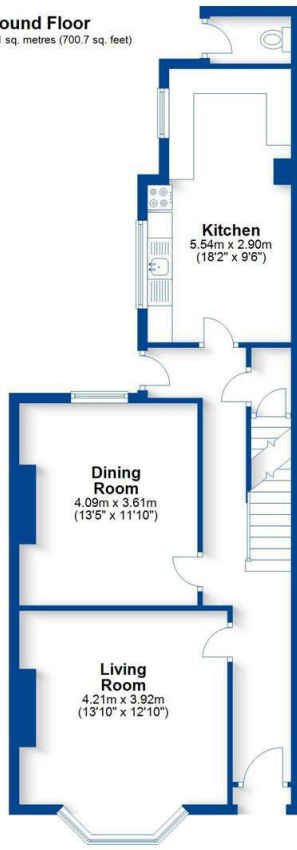
- Beautifully Maintained Victorian Home
- Town Centre Location
- Detached Garage
- Living Room
- Dining Room
- Kitchen Breakfast
- Four Double Bedrooms
- Bathroom
- Two Chamber Basement
- EPC: E





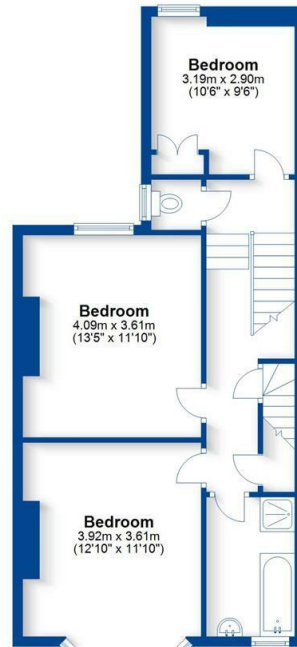


**Ground Floor**  
Approx. 65.1 sq. metres (700.7 sq. feet)



**Total area: approx. 168.2 sq. metres (1810.9 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced

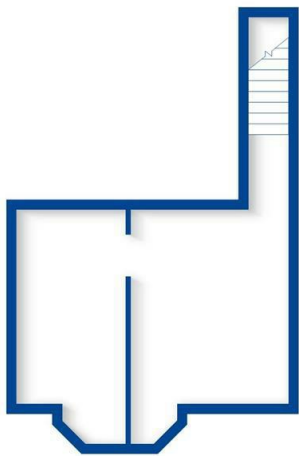
**First Floor**  
Approx. 57.8 sq. metres (622.1 sq. feet)



**Second Floor**  
Approx. 19.0 sq. metres (204.4 sq. feet)



**Basement**  
Approx. 26.4 sq. metres (283.7 sq. feet)





# Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum. Thank you, I would highly recommend."

Krystyna Kulpa

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)

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