



Connells
connells.co.uk 01926 881 441
FOR SALE

Connells

Weilerswist Drive
Whitnash Leamington Spa



Property Description

A fantastic opportunity to acquire this two double bedroom semi detached home, ideally situated in the highly sought after area of Whitnash. Conveniently located within easy reach of the town centre and train station, this property offers excellent potential for buyers looking to update and modernise to their own taste.

The accommodation comprises a welcoming entrance hallway, a spacious lounge, and an open plan kitchen diner - perfect for both everyday living and entertaining.

To the first floor are two double bedrooms, the master benefitting from fitted wardrobes and a family bathroom.

Externally the property benefits from a driveway providing off road parking, a garage and a south facing garden ideal for enjoying outdoor space throughout the year.

Approach

The property is positioned in a quiet cul-de-sac and set back from the road behind the driveway, lawned fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and a door to the lounge.

Lounge

13' 6" x 11' 2" max (4.11m x 3.40m max)

Spacious, light and airy lounge consisting of a feature fire place, built-in understairs storage, a radiator, a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

9' 3" x 14' 5" (2.82m x 4.39m)

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 gas central heating boiler. Comprising a radiator, a double glazed window to rear elevation and sliding patio doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft, an airing cupboard housing the hot water tank and doors to both bedrooms and the family bathroom.

Bedroom One

14' 6" max into alcove x 9' 4" to wardrobe (4.42m max into alcove x 2.84m to wardrobe)

Generously sized double bedroom having a fitted wardrobe and built-in cupboard over the stair bulkhead. With a radiator and a double glazed window to front elevation.

Bedroom Two

11' 4" x 8' 1" (3.45m x 2.46m)

Double bedroom with a radiator and a double glazed window to rear elevation,

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Good size, south facing rear garden being mainly laid to lawn and fence enclosed, with a patio area and a shed.

Driveway

Providing off road parking for one car.

Garage

17' 7" x 8' 2" (5.36m x 2.49m)

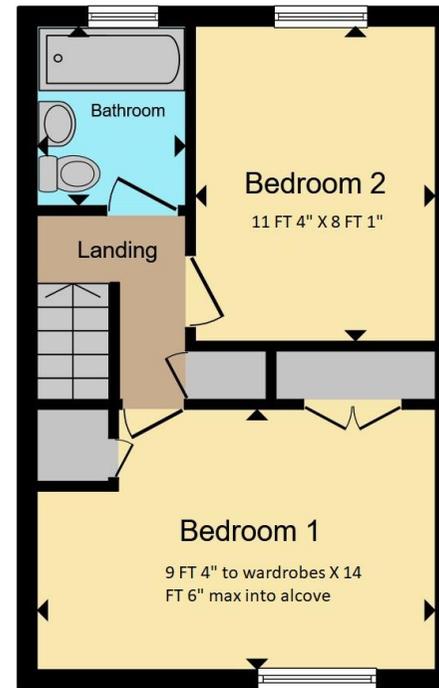
Having power, light and up and over door.







Ground Floor



First Floor

Total floor area 76.5 m² (823 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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