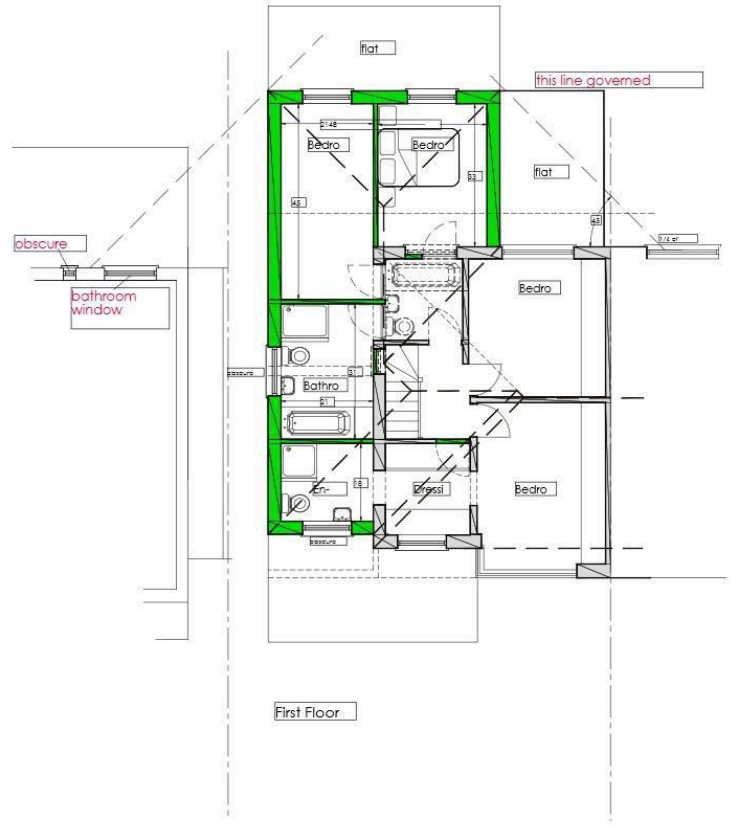
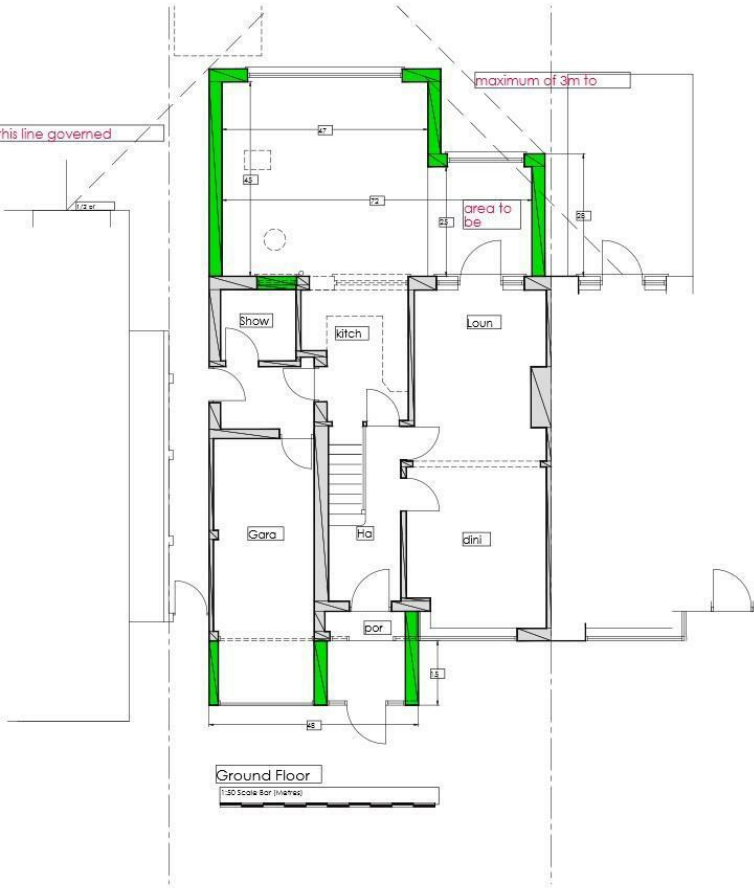


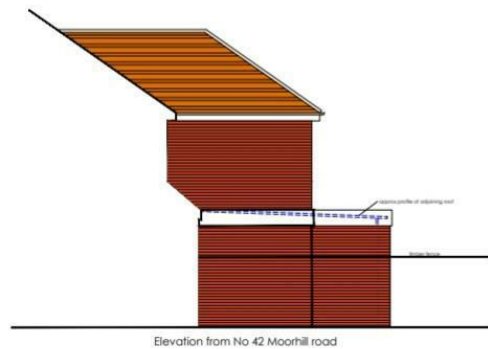


MOORHILL ROAD, WHITNASH

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SALES & LETTINGS



PLANS SUBMITTED





A three bedroom semi detached property situated in the popular part of Whitnash with easy access to the town centre and major road networks. The property holds a lot of potential for future development with the current owner having Warwick District Council approved plans.



In brief the property consists of :- Large entrance hall, dining room, lounge, kitchen, utility room, downstairs shower room, three bedrooms, family bathroom, large rear garden, driveway for 2 cars and garage.

Entrance Hall

A large, neutrally decorated entrance hall with under stairs storage cupboard, radiator and stairs rising to the first floor

Dining Room

Large dining room with double glazed window to the front elevation and central heating radiator.

Living Room

A well proportioned living room with a gas fire, double glazed windows and door leading to the rear garden and patio area. Decorative alcove and TV aerial socket.



Kitchen

Having a good selection of wall and base units, partially tiled, integrated oven and gas hob, double glazed window to rear garden, stainless steel sink and space for washing machine and fridge freezer.

Utility Room

Good sized utility with space for storage cupboards and white goods. Door to garage and downstairs shower room.

Downstairs Shower Room

Having obscured double glazed window to rear elevation, shower cubicle with electric shower, WC and wash hand basin.

Bedroom One

A well proportioned double bedroom with double glazed window to front elevation, fitted wardrobes and over head shelving units.



Bedroom Two

Well proportioned good size double bedroom to the rear with double glazed window overlooking the back garden, fitted wardrobes and storage cupboards, central light fitting and cupboard housing the Vaillant boiler.

Bedroom Three

To the front of the property, a single bedroom with large double glazed window, central heating radiator, ceiling coving and central light point.

Family Bathroom

Having bath, wash hand basin, low level WC, obscured double glazed window to rear elevation, tiled floor and partially tiled splashbacks.



Rear Garden

A large, south facing family garden overlooking school playing fields. Having mature trees and shrubs and timber framed summer house. Tarmac patio area and pathway leading to rear of the garden and side access.



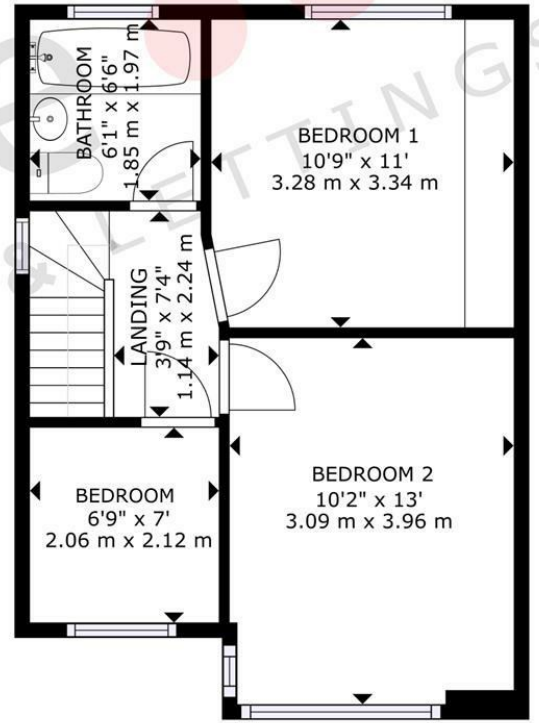
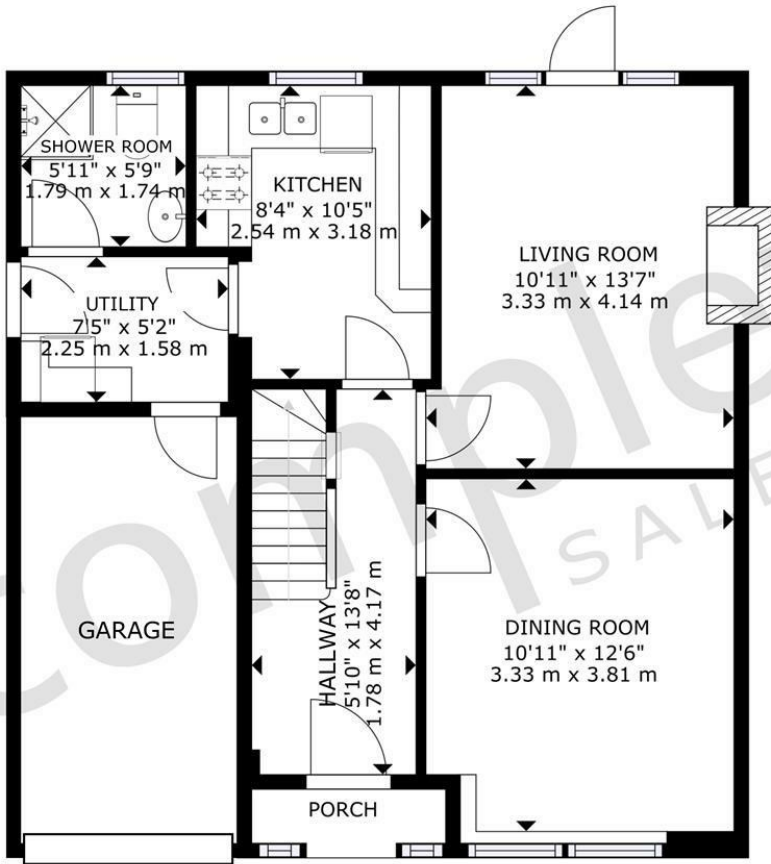
Front & Parking

Large block paved driveway with space for three vehicles and garage access.

Location

Situated within Whitnash, which is a suburb just South of Leamington Spa this family home sits close to an abundance of local amenities including; Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, post office, pub houses, medical centre, church and many local shops. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also offers a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience.





GROSS INTERNAL AREA
 FLOOR 1: 533 sq ft, 49.51 m², FLOOR 2: 396 sq ft, 36.80 m²
 TOTAL: 929 sq ft, 86.31 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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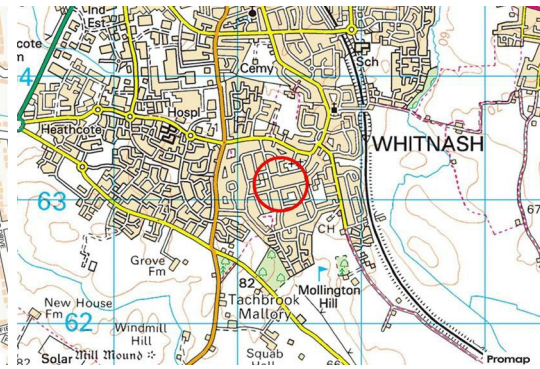
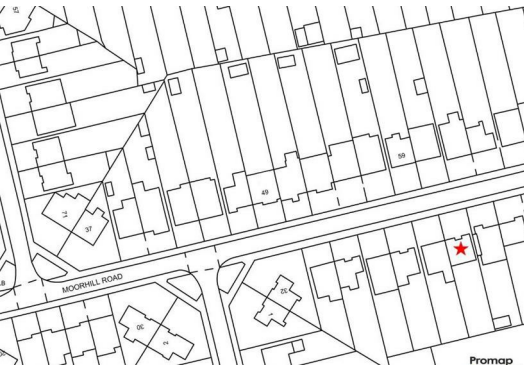
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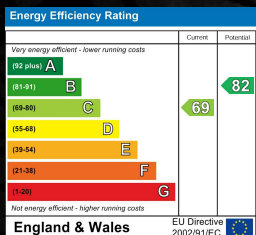


- Semi-detached family property
- Three bedrooms
- Garage & driveway
- Close to major road networks
- Downstairs shower room
- Large rear garden
- Utility
- Two reception rooms
- Planning submitted for side and rear extension
- Popular location



MOORHILL ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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