

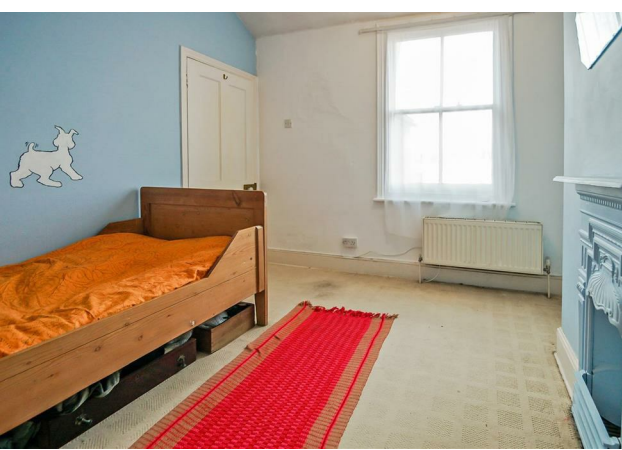
SHRUBLAND STREET, LEAMINGTON SPA

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SALES & LETTINGS









A bay fronted, Victorian mid-terraced home, situated in just south of the town centre, in Leamington Spa. The property is entered from a storm porch, into the entrance hall, where turning right leads to the bay fronted living room. Behind this there is a dining room, which leads to the kitchen, which in turn provides access to the courtyard garden and to the cellar. The first floor houses a large master bedroom, a second double bedroom and a bathroom with white suite. Outside the property is setback from the pavement behind a fall garden, whilst at the rear there is a generously proportioned courtyard garden, with pedestrian rear access.

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### Entrance Hall

Entered from the storm porch, via a panel door, with inset partially obscured glazed panels and with a high-level window above. There are internal, exposed wood, panel doors radiating to the living room and dining room. There is a ceiling mounted light point, a panel radiator and a painted wood floor.

### Living Room

There is a bay to the front aspect, while the room is afforded character with sash windows, a fireplace recess and a picture rail. There is a central ceiling mounted light point, a panel radiator and a painted wood floor.

### Dining Room

With a sash window to the rear aspect and an archway leading to the kitchen, whilst the focal point of the room is a 1950s tiled fireplace, which has been painted white. There is a picture rail, a central ceiling mounted light point, a panel radiator and a painted wood floor.

### Kitchen

With a panel door, with inset double-glazed panels, opening out into the courtyard rear garden, there is an internal door to the cellar, whilst there is a sash window to the side aspect. There is a wood block work surface, with an inset ceramic sink, with a mixer tap over and with storage beneath. The vendor has currently furnished the remainder of the kitchen with a range of freestanding cabinets. There is a central ceiling mounted light point and a ceramic tiled floor.

### Cellar

Entered from the kitchen, onto a landing, with a ceiling mounted light point above. Stairs fall down to the first chamber, which contains the wall mounted electric fuse board and meter. Turning left from here, leads to the main cellar chamber, which has a window to the front aspect, a ceiling light point, a raised platform, a wall mounted gas meter and wall mounted shelving.

### First Floor Landing

With internal panel doors radiating to the two bedrooms and to the bathroom, whilst there is an access hatch to the loft, a wooden balustrade to the stairs and a painted wood floor.

### Bedroom One

Being a generously proportioned double bedroom, with two sash windows to the front aspect, whilst the focal point of the room is an original fireplace. There is a ceiling mounted light point, a panel radiator and an exposed wood floor.





## Bedroom Two

Being a double bedroom, with a sash window to the rear aspect, whilst the focal point of the room is an original fireplace. There is a ceiling mounted light point and a panel radiator.

## Bathroom

With a partially obscured sash window to the rear aspect, whilst doors open into large airing cupboard, containing a wall mounted boiler for the gas central heating and hot water. The bathroom is fitted with a three-piece white suite, which comprises of a flush WC, a pedestal sink and a panel bath, with an electric shower over. There is a ceiling mounted light point, tiled splash-backs, a panel radiator and a painted wood floor.

## Outside Front

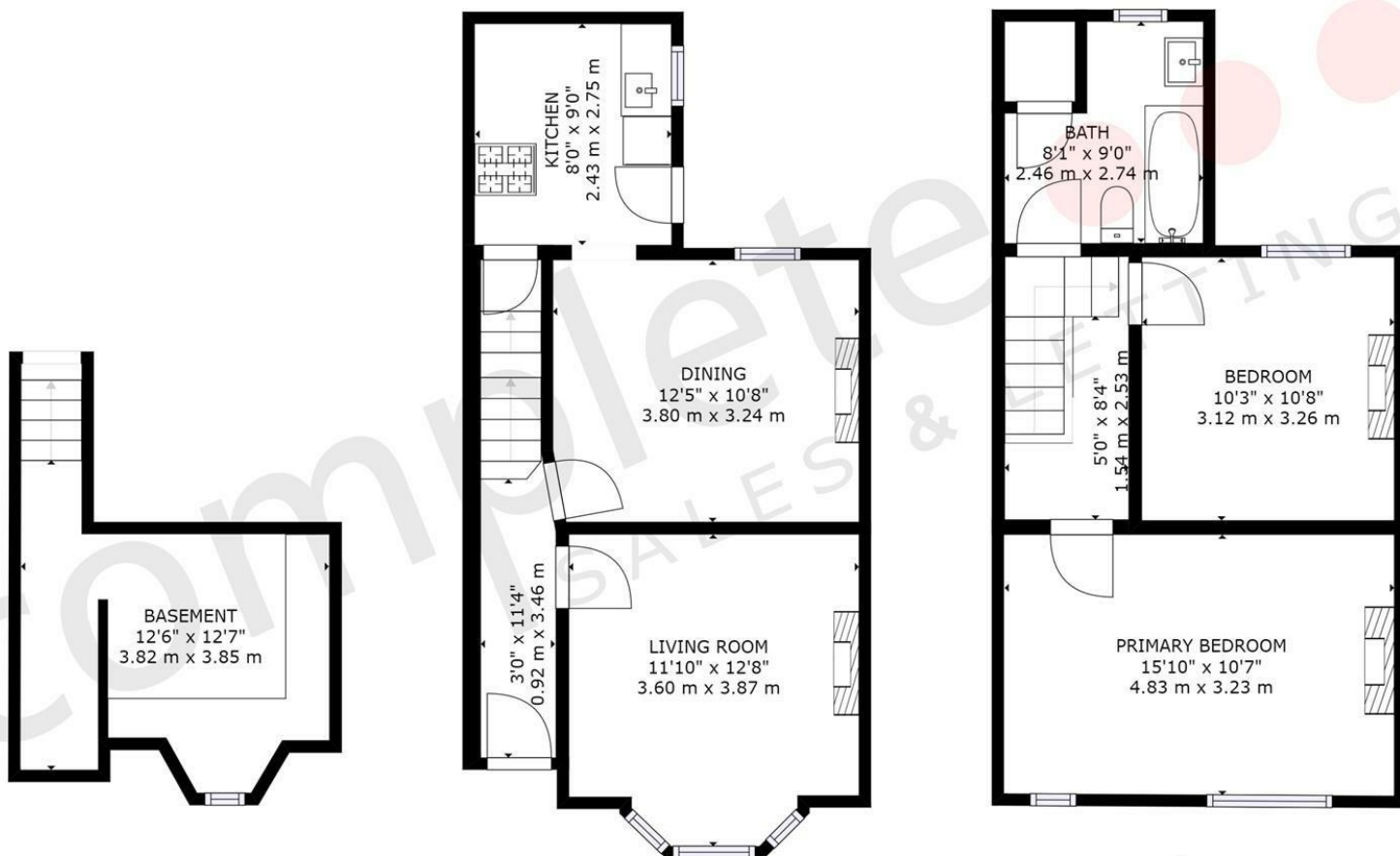
The property is separated from the pavement behind a low wall, a footpath leads to the storm porch and front door.

## Rear Garden

Being walled and a generous size. There is access via the kitchen or via a pedestrian gate, from an alleyway at the rear. There is a cobblestone patio adjacent to the rear of the dining room, which links the door from the kitchen to a footpath, which passes outside storage and leads to the rear of the garden. The main garden space is laid to an area of patio, pebbles and herbaceous borders.







GROSS INTERNAL AREA  
FLOOR 1: 134 sq. ft, 12 m<sup>2</sup>, FLOOR 2: 419 sq. ft, 39 m<sup>2</sup>  
FLOOR 3: 425 sq. ft, 40 m<sup>2</sup>  
TOTAL: 978 sq. ft, 91 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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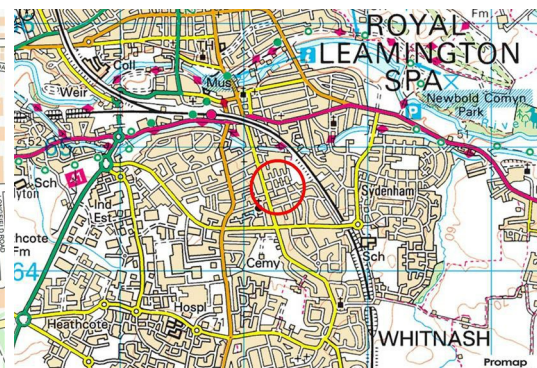
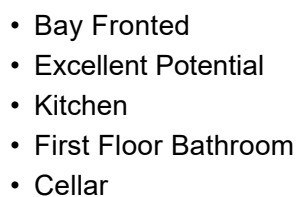
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Granite Countertops  
Quartzite and glass to reveal the  
beautiful kitchen countertop and  
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gold.

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