

Peter Clarke

IN ASSOCIATION WITH

Winkworth



38 Stratford Road, Lighthorne Heath, Leamington Spa, CV33 9TW

- NO CHAIN

- Ideal for JLR and Aston Martin professionals, first-time buyers or investors

- Renovated end-of-terrace home

- Spacious dual-aspect sitting room

- Stylish modern kitchen diner with garden access

- Two double bedrooms, both with fitted wardrobes

- Solar panels and ground source heat pump for improved efficiency

- Large rear garden with patio seating area



Offers Over £235,000

A beautifully renovated two double bedroom end of terrace home which has been thoughtfully upgraded by the current owners to combine stylish modern living with impressive energy efficiency. Ideally positioned for professionals working at JLR and Aston Martin aswell convenient access to the M40. NO ONWARD CHAIN.

#### ACCOMMODATION

The property is entered via a welcoming entrance hall, providing access to both the principal reception rooms and staircase rising to the first floor. A spacious sitting room, enjoying a dual aspect that allows natural light to flood the space throughout the day. Finished in a clean, neutral palette, this room offers generous proportions for both relaxing and entertaining. To the rear, the kitchen diner forms the heart of the home. Recently updated, the kitchen is fitted with contemporary units, complementary worktops and integrated appliances, while still offering ample space for a dining table. A rear door provides direct access out to the garden, making this an ideal space for everyday living and hosting.

The first-floor landing leads to two well-proportioned double bedrooms, positioned either side of the staircase. The principal bedroom is a generous double room, benefiting from fitted wardrobes and a pleasant outlook across the gardens with front and rear aspects. Bedroom Two is equally well-sized, also featuring fitted wardrobes and offering flexibility as a guest room or home office.

The family bathroom is spacious and well appointed, fitted with a modern three-piece white suite comprising a panelled bath with shower over, wash hand basin and WC.

#### OUTSIDE

To the rear of the property is a large, enclosed garden, offering an excellent degree of privacy. A paved patio area provides the perfect space for outdoor dining and entertaining, with the remainder of the garden laid mainly to lawn and offering plenty of space for both relaxation and practical use.

On-street parking is available to the front of the property.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. A key highlight of the home is the installation of solar panels and a ground source heat pump, significantly improving energy efficiency and helping to reduce running costs—an increasingly attractive feature for both owner-occupiers and investors.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

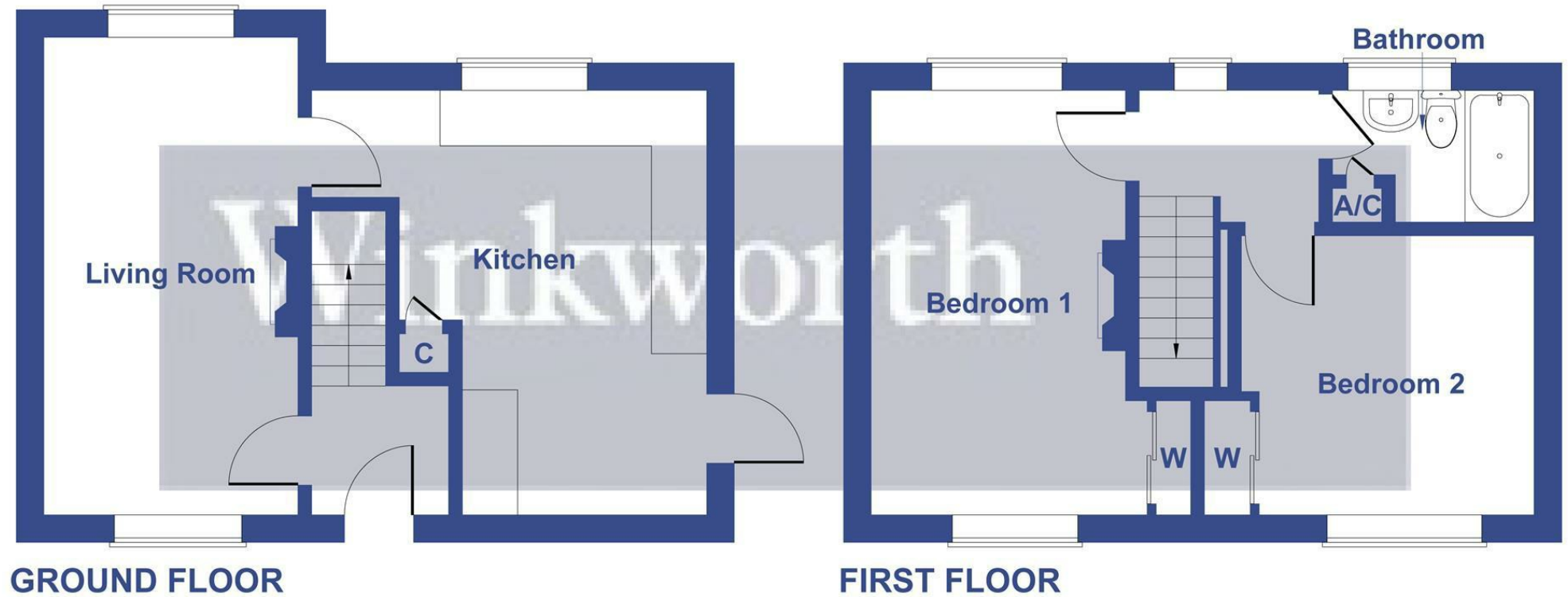
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



## Stratford Road, Lighthorne Heath



Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

an HMR Group business

Winkworth