





A modern AC Lloyd three bedroomed semi-detached property, conveniently sited within walking distance of the town centre, local parks and railway station.

Briefly Comprising;

Canopy porch, entrance hallway, cloaks cupboard, ground floor WC, spacious dining/kitchen with double doors to garden and integrated appliances, living room. First floor landing, master bedroom with en-suite shower room and fitted wardrobes, further double bedroom with fitted wardrobes and spacious bedroom three. Upvc double glazing, gas radiator heating. Good sized lawn and patio rear garden. Tandem driveway. Detached Garage. Fore garden. NO CHAIN.

Renshaw Drive

Forms part of this recent development by AC Lloyd, situated just south of the town centre and within easy reach of Victoria Park and the Pump Room Gardens, which then leads into the town centre. Also located a short stroll from the Leamington Train Station providing easy commuting links. The property is semi-detached, but as it is set 90° sideways to the adjacent property, it very much feels more private in nature.

The Property

Is approached via a gated path leading up to...

Canopy Porch

With part double glazed entrance door with matching panels to side giving access to...

Entrance Hallway

With staircase rising to first floor landing, downlighter points to ceiling, wood look LVT style flooring, radiator, door to cloaks cupboard providing useful storage. Alarm point.

Ground Floor WC

Fitted with a white low level WC, wash hand basin with mono-mixer set into vanity cupboard, attractive patterned splashback tiling to half height, continuation of flooring, downlighter points to ceiling, extractor and radiator.





Living Room

15'8" x 9'4" (4.78m x 2.84m)

With three upvc double glazed windows providing plenty of natural light, downlighter points to ceiling and two further pendant light points, radiator, door to useful understairs storage cupboard.

Dining/Kitchen

15'7" x 11'2" (4.75m x 3.40m)

Being open plan and yet forming two distinctive areas.

Kitchen Area

With a range of grey high gloss wall and base units with wood look working surface over, cupboard concealing

Worcester combination boiler, inset one and a half bowl stainless steel sink drainer unit with mixer tap, inset four point Zanussi gas hob with concealed filter hood over, double Zanussi oven to side and concealed three quarter height fridge and freezers. Concealed Zanussi dishwasher and concealed Zanussi washer drier. Splashback tiling, upvc double glazed window to rear elevation, downlighter points to ceiling.

Dining Area

With upvc double glazed French doors leading directly to the patio area in the garden, and further large window to side, radiator.

First Floor Landing

Hatch to roof space, radiator.

Bedroom One

8'8" expanding to 13'7" to front of fitted w'robe x 9'4" (2.64m expanding to 4.14m to front of fitted w'robe x 2.84m)

With two large upvc double glazed windows giving dual aspect, radiator, double doors to Symphony fitted wardrobe with hanging rail and shelf.

En-Suite Shower Room

Fitted with a white contemporary suite to comprise; low level WC with concealed cistern, wall hung wash hand



basin with mono-mixer, double shower cubicle with fixed rainwater style showerhead and additional hand held shower attachment, downlighter points to ceiling, full height splashback to all walls, chrome radiator towel rail, upvc obscure double glazed window to side elevation.

Bedroom Two

9'1" x 12' max (2.77m x 3.66m max)

With two upvc double glazed windows giving dual aspect, radiator, fitted Symphony mirror fronted wardrobes with hanging rail and shelf.

Bedroom Three

6'3" x 11'3" (1.91m x 3.43m)

With upvc double glazed window, radiator.

Bathroom

Attractively fitted with a white contemporary suite to comprise; low level WC with concealed cistern, wall hung wash hand basin with mono-mixer, shower/bath with mixer tap with shower attachment and glazed shower screen, splashback tiling extending to full height in bath and shower area, upvc obscure double glazed window, chrome radiator towel rail, downlighter points to ceiling.

Outside (Front)

To the front and side of the property is a shallow, planted garden set behind metal railings, with paved path and mature planting.

Outside (Rear)

Rear garden, principally laid to lawn and surrounded in the main by a combination of brick walling and timber fencing. Directly behind the kitchen is a paved patio area and gated access leading to the front.

Driveway

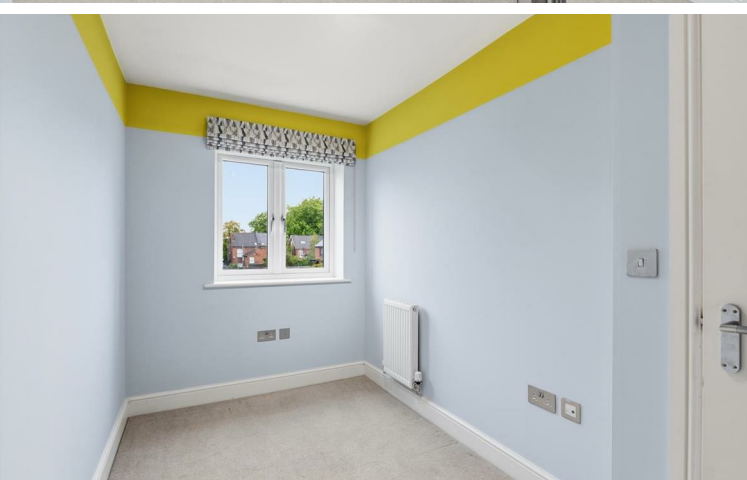
To the side of the property is a POD point electric car charging point, tandem tarmac driveway, which leads to...

Detached Garage

10'5" x 20' (3.18m x 6.10m)

With up-and-over door, with power and light as fitted.





Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

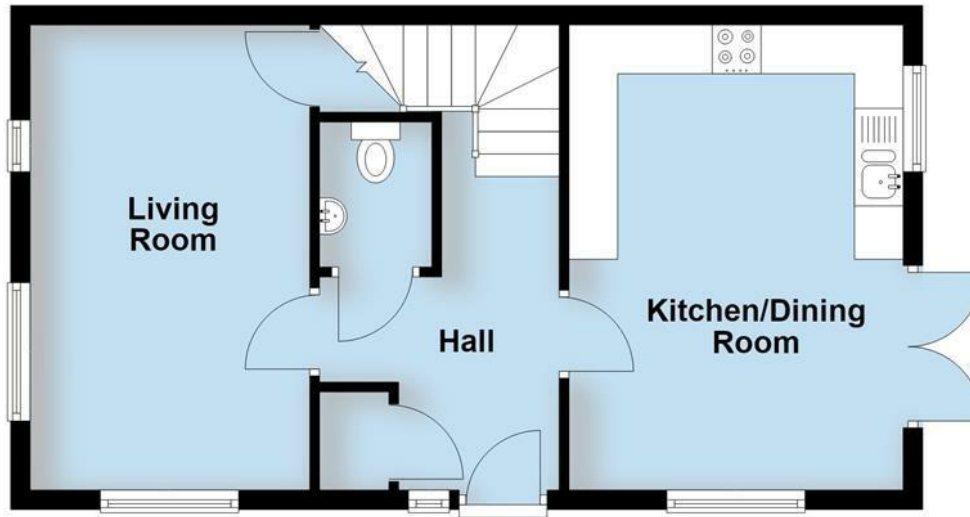
Location

CV31 3SJ



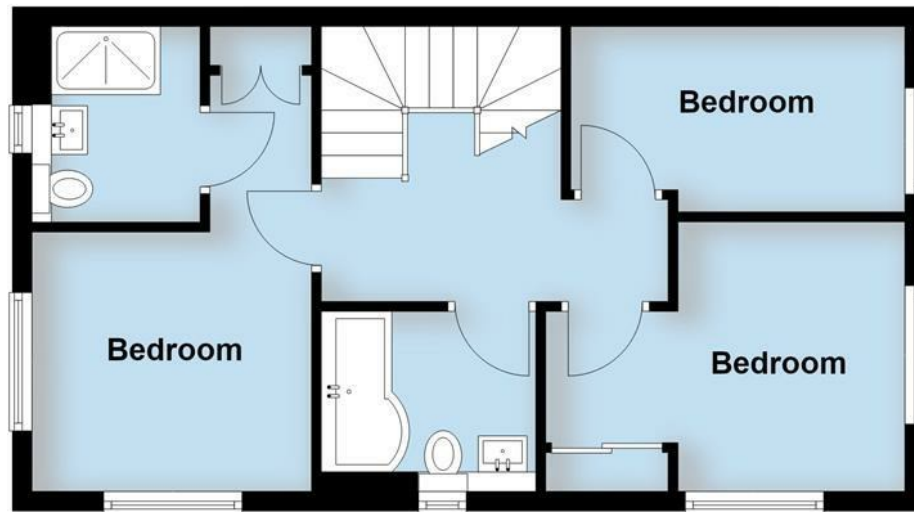
Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL