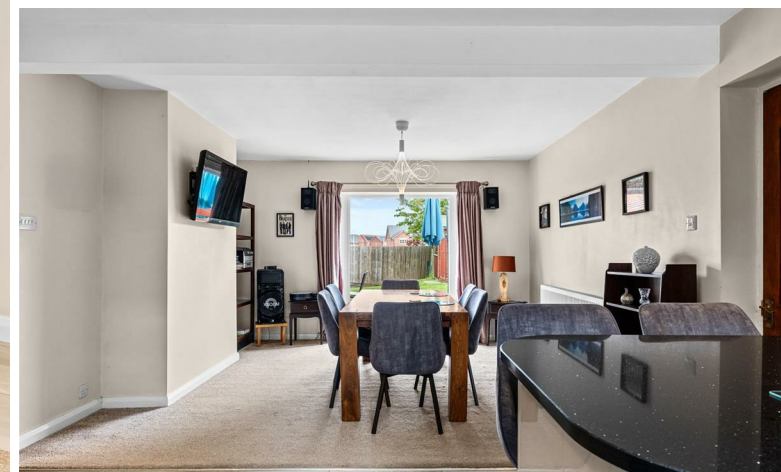


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5, The Greswoldes, Radford Semele, Leamington Spa



A mature, well proportioned, detached three bedroomed family property, situated in this highly regarded cul-de-sac position in the popular village of Radford Semele.

Briefly Comprising;

Entrance hallway, ground floor WC, sitting room with patio doors, extended kitchen/dining/family room, utility room. First floor landing, three bedrooms, refitted bathroom, separate cloakroom. Upvc double glazing, gas radiator heating. Tarmac driveway, Garage. Front garden and lawned and patioed rear garden.

The Property

Is approached via tarmac driveway, giving access to...

Canopy Porch

With brick block paved step leading up to composite double glazed obscure entrance door to...

Entrance Hallway

With coved cornicing, refitted timber doors to ground floor accommodation, radiator, understairs recess.

Ground Floor WC

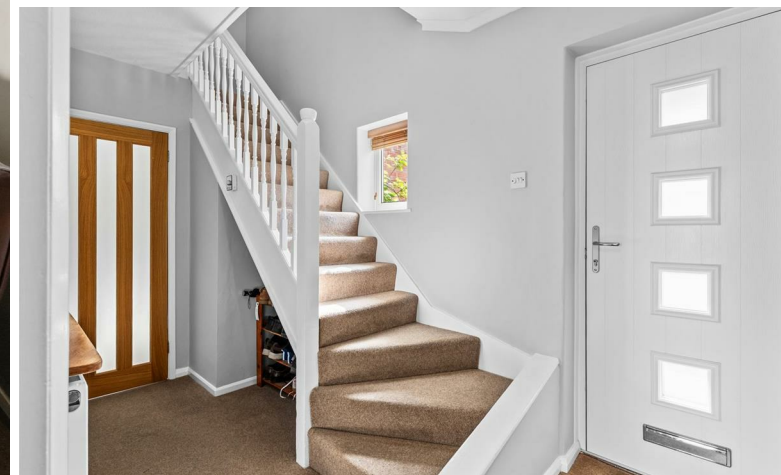
Fitted with white low level WC, wash hand basin set into vanity unit with splashback tiling, feature circular obscure glazed window to front elevation, upvc double glazed window to side, wall mounted Worcester boiler.

Living Room

16'5" x 11'4" (5.00m x 3.45m)

With upvc double glazed sliding patio doors to garden, fireplace surround with inset gas fire, radiator.





Extended Kitchen/Dining/Family Room

29' overall (8.84m overall)

Being open plan and yet forming distinctive areas.

Kitchen Area

10' x 17'4" (3.05m x 5.28m)

With upvc double glazed window to front elevation and two large Velux double glazed roofline windows. Fitted with a range of high gloss wall and base units with Quartz working surface and matching upstands over, underslung one and a half bowl sink unit with mixer tap, partially concealed Bosch dishwasher,

space for range style gas oven, space for American style fridge freezer, breakfast bar return, tiled floor, door to built-in pantry cupboard with shelving and upvc double glazed window.

Dining/Family Area

13'4" x 11'11" (4.06m x 3.63m)

With upvc double glazed French doors leading to the garden, radiator.

Utility Room

7'11" x 8'5" (2.41m x 2.57m)

With single glazed timber framed door, upvc double

glazed window to side leading to garden, working surface space and plumbing for washing machine and further appliance space, high level wall cupboards, internal ledge and brace door to...

Garage

7'11 x 15'6" (2.41m x 4.72m)

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

First Floor Landing

With upvc double glazed window to front elevation, hatch to roof space with light, airing cupboard with slatted shelving and insulated hot water cylinder.





Bedroom One (Rear)

17'10" max x 9'10" expanding to 10'3" (5.44m max x 3.00m expanding to 3.12m)
With upvc double glazed window to rear elevation, radiator.

Bedroom Two (Rear)

12'2" x 11'4" (3.71m x 3.45m)
With upvc double glazed window to rear elevation, radiator, coved cornicing, laminate flooring.

Bedroom Three (Front)

7'7" x 10'7" (2.31m x 3.23m)
With upvc double glazed window to front elevation, coved cornicing, radiator.

Bathroom

Fitted with double ended bath with wall mounted Triton electric shower over, pedestal wash hand basin, full splashback tiling, radiator towel rail, upvc obscure double glazed window to front elevation.

Separate WC

Fitted with a white low level WC, upvc obscure

double glazed window to side elevation, laminate flooring.

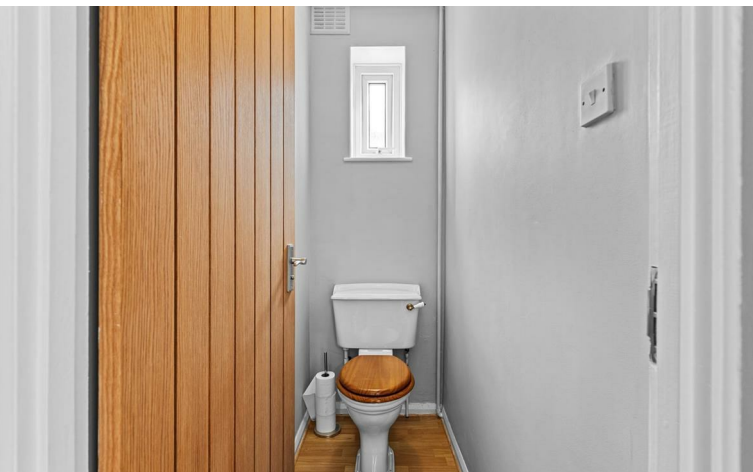
Outside (Front)

To the front of the property is a shaped, tarmac driveway, the remainder of the garden is principally laid to lawn.

Outside (Rear)

Rear garden is principally laid to lawn and surrounded in the main by timber fencing and hedging. There is a decked area across the rear of the property, herbaceous planting, timber garden shed, gated access to the side.





Mobile Phone Coverage

Good outdoor 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.

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 E.

Location

CV31 1TP





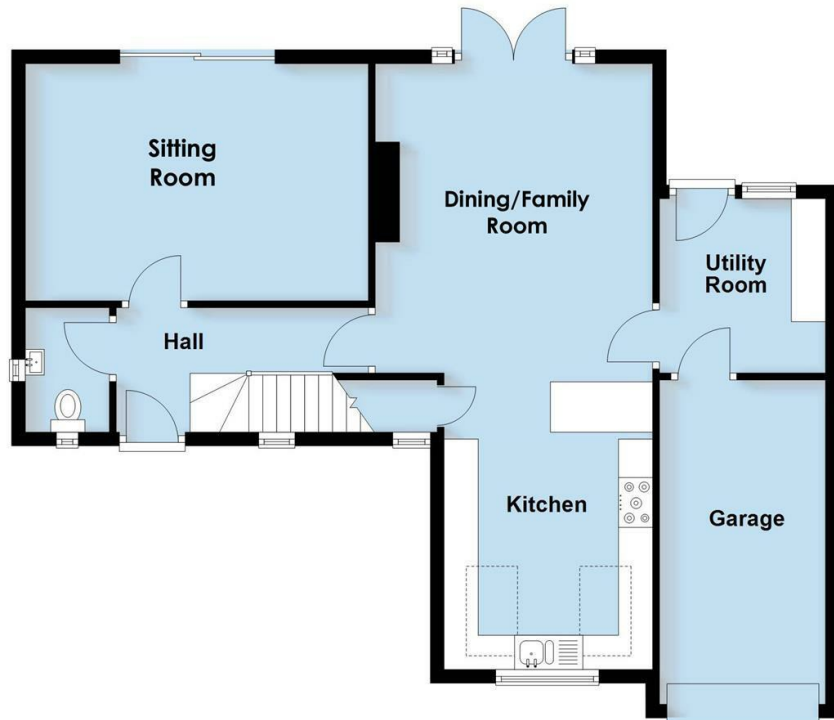


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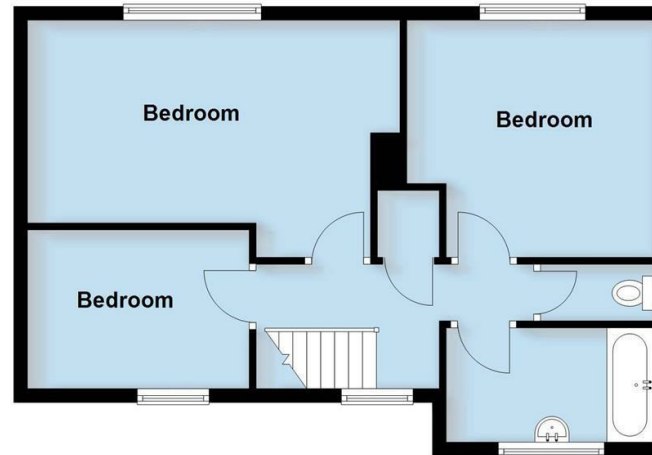
Ground Floor

Approx. 78.7 sq. metres (847.3 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 130.6 sq. metres (1405.5 sq. feet)

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

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(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