

**ehB**  
RESIDENTIAL

Your Property - Our Business



1, Firethorn Crescent, Leamington Spa

Price Guide  
£395,000





An opportunity to acquire a unique, much improved and substantially extended semi detached family residence, providing exceptionally well appointed three double bedroomed accommodation including en-suite facility, on generous corner plot in highly regarded south Leamington Spa location.

#### [Firethorn Crescent, Whitnash](#)

Is a popular and established south Leamington Spa location originally constructed in the 1970's by Messrs AC Lloyd Builders, being conveniently sited for access to the town centre approximately three miles distant and close to a good range of local facilities and amenities including shops, schools for all grades and a variety of recreational facilities. This general location has consistently proved to be very popular.

ehB Residential are pleased to offer 1 Firethorn Crescent which is an outstanding opportunity to acquire a unique, much improved and very substantially extended semi detached family residence, which provides superbly appointed gas centrally heated, three double bedroomed

accommodation. The master bedroom featuring an en-suite facility and including an impressive 33' lounge/dining room of note. The property also includes a comprehensively fitted breakfast/kitchen, ground floor cloakroom, occupies a pleasant corner position with potential garage space and landscaped easily managed garden of note. The agents consider internal inspection of this outstanding property to be essential for the level of appointment and exceptional standard of presentation to be fully appreciated.

In detail the accommodation comprises:-

#### [Enclosed Storm Porch](#)

With timber panelled entrance door with glazed side panels and glazed panelled door leading to the...

#### [Reception Hall](#)

With double built in cloaks cupboard, mirrored sliding doors, double radiator, staircase off, understair cupboard, wood effect flooring.

#### [Cloakroom / WC](#)

With vanity unit incorporating wash hand basin with mixer tap, low flush WC, meter cupboard.

#### [Through Lounge/Dining Room](#)

33' x 12'10" (10.06m x 3.91m)

With two radiators, wall mounted ornamental electric fire, twin patio doors overlooking the rear garden, downlighters, TV point, twin glazed panelled doors to the...

#### [Well Fitted Breakfast Kitchen](#)

15'4" x 11'6" (4.67m x 3.51m)

With extensive range of Shaker style base cupboard and drawer units with complimentary marble effect work surfaces and returns, inset single drainer stainless steel one and a half bowl sink unit with mixer tap, high level cupboards, built in dishwasher, double oven, five ring ceramic hob unit with extractor hood over, appliance space, contemporary style radiator, boiler cupboard containing Baxi combination gas fired central heating boiler and programmer, downlighters.

#### [Stairs and Landing](#)

With skylight feature, access to boarded roof space with electric light, ladder, radiator.





#### Bedroom

11'6" x 8'9" (3.51m x 2.67m)  
With radiator.

#### Bedroom

19'3" x 9' (5.87m x 2.74m)  
With triple built in wardrobe, hanging rail, sliding doors, pitched ceiling feature, radiator.

#### En-Suite Bathroom / WC

9' x 7'3" (2.74m x 2.21m)  
With white suite comprising of panelled bath, mixer tap, vanity unit incorporating wash hand basin, mixer tap, low flush WC, oversized tiled shower cubicle with integrated shower unit and screen, wood effect flooring, chrome heated towel rail, downlighters, extractor fan.

#### Shower Room / WC

7'2" x 4'7" (2.18m x 1.40m)  
With walk in tiled shower enclosure with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome heated towel rail, extractor fan, downlighters.

#### Bedroom

11'6" x 8'4" (3.51m x 2.54m)  
With radiator, built in wardrobe, hanging rail, shelf.

#### Outside

The property occupies a corner position with the front garden laid to flower bed with paved pathway and gravelled twin car parking facility, landscaped south facing rear garden with paved patio, synthetic lawn flanked by established flower borders with further paved side area with garden shed, outside light, tap, surrounded by close boarded fencing.

#### 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 C

#### Location

The property can be approached by proceeding south out of Leamington via Tachbrook Road. On entering Whitnash take the left hand turn into Ashford Road. Proceeding for its entirety turning right into Landor Road following onto Coppice Road. Take the right hand turn into Firethorn Crescent. The property will be found on the corner of Erica Drive and Firethorn Crescent.

#### 1 Firethorn Crescent

Whitnash  
Leamington Spa  
CV31 2RX

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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

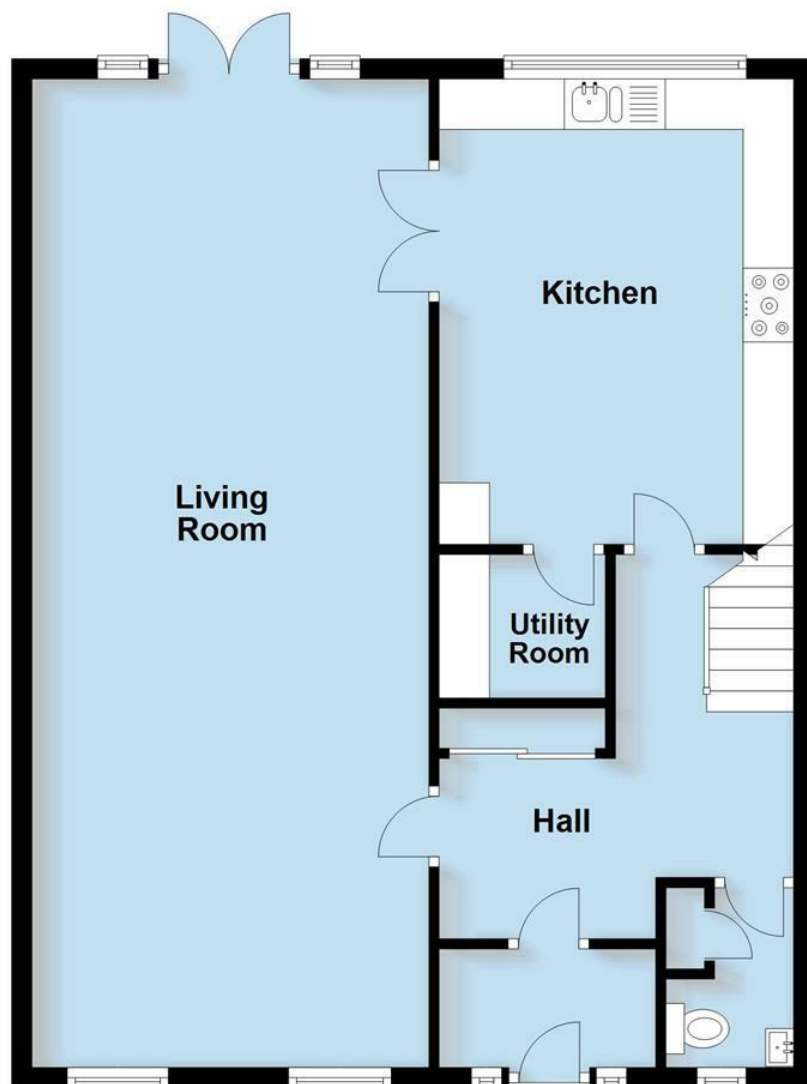
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

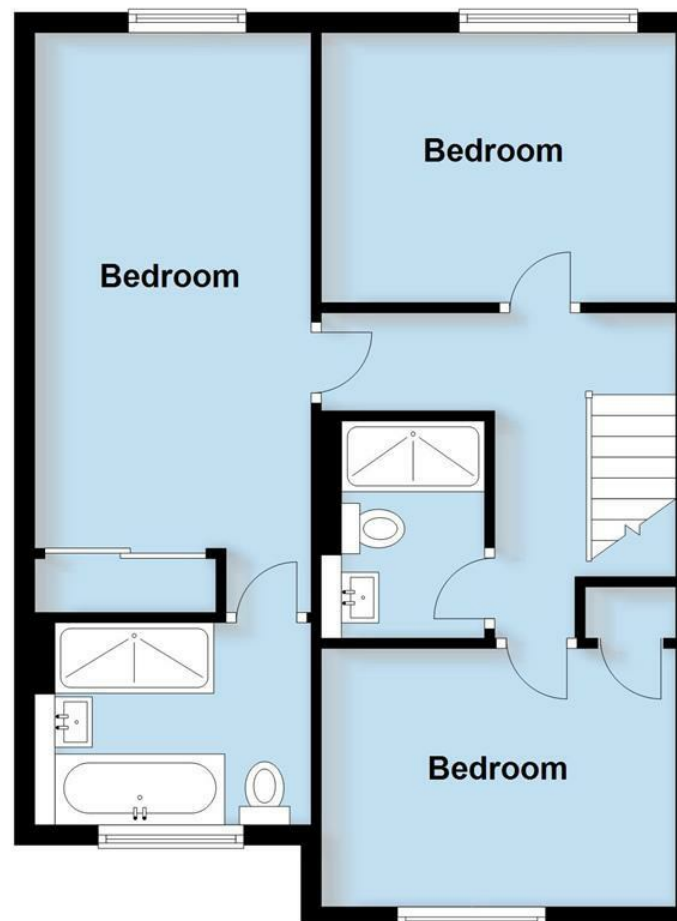
## Ground Floor

Approx. 73.7 sq. metres (793.7 sq. feet)



## First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 126.3 sq. metres (1359.9 sq. feet)

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