

BELVOIR!

Guide Price £410,000



55 Rowley Road

Whitnash, Leamington Spa CV31 2ET

**** NO CHAIN **** Situated in the highly sought-after area of Whitnash, South Leamington Spa, this well-proportioned, extended four-bedroom detached home occupies a desirable corner plot and benefits from a private driveway and generous living space throughout, ideal for modern family living.

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ACCOMMODATION

The ground floor offers a welcoming entrance porch leading into a central hallway. To the front, a bright and spacious living room provides a comfortable setting for relaxation, while to the rear, a separate family/dining room offers excellent space for entertaining, featuring double French doors opening out to the garden.

The kitchen is stylish and well-appointed, fitted with contemporary grey wall and base units, complemented by marble worktops and matching splashbacks. It also benefits from chrome fixtures, a gas hob, and fully integrated appliances throughout. This is further enhanced by a separate utility room and a convenient ground floor shower room. Additional storage is available via built-in cupboards.

Upstairs, the property features four well-proportioned double bedrooms, several of which benefit from fitted wardrobes, offering excellent storage. The layout provides flexibility for family living, home working, or guest accommodation. A family bathroom serves the first floor, alongside a separate WC for added convenience.

Externally, the home sits on a generous corner plot, providing enhanced privacy and outdoor space. The rear garden has been fully bricked for low maintenance, making it ideal for outdoor seating and entertaining. The driveway offers off-road parking and leads to a garage, suitable for additional parking or storage.

Located in Whitnash, the property is within easy reach of local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.



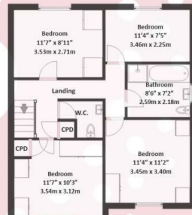
Total Internal Living Area 120.02 square metres / 1,292 square feet (excluding garage)



Ground Floor



First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		68	75
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.