



Wych Elm Drive, Leamington Spa, CV31 3QR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An extended and now stylishly presented four bedroom detached family home, with garage, driveway parking and private rear garden. This lovely home is located in a highly sought after area and giving excellent access to all local amenities plus excellent transport links.

Internally this remodelled home offers living room, separate utility, large contemporary styled kitchen/diner, downstairs cloakroom and garage with internal access. To the first floor there is a main bedroom with ensuite, three further bedrooms and a family bathroom.

Outside there is driveway parking giving access to the garage and an electric car charging point. Also to the front is a small foregarden with beautiful wild flowers and planted herbs. The rear garden is easily maintained and predominantly laid to lawn with a timber fence surround and offering a good degree of privacy.

The property is also offered for sale with no onward chain.



Key Features

- Extended family home
- Popular residential location
- Driveway parking
- Stylish living accomodation
- Open plan kitchen/diner
- No onward chain
- Four bedrooms
- Easily maintained rear garden
- Electric car charge point
- Energy rating C



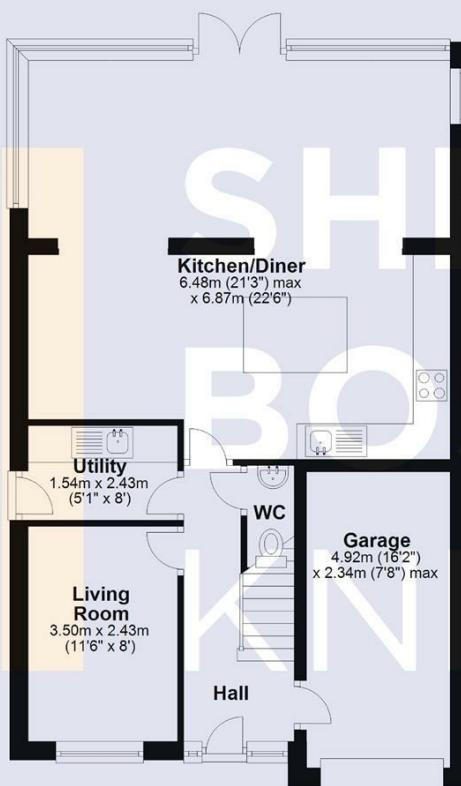
**Guide Price
£410,000**





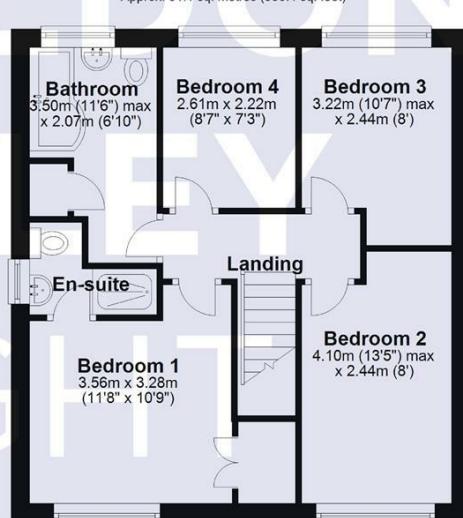
Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



Total area: approx. 128.3 sq. metres (1380.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Warwick

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01926 430555

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.