



Welsh Road, Leamington Spa, CV33 9AA

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

The Property

This charming victorian character cottage offers deceptively spacious accommodation and enjoys delightful countryside views with a large mature rear garden

The property has been extended, has bags of charm and is ideally situated just outside Cubbington village on the outskirts of Leamington Spa.

Comprises - Entrance hall, cosy living room with wood burner, spacious kitchen/dining room and utility room/w.c.

To the first floor there are three bedrooms, a large family bathroom and to the second floor a fourth attic bedroom.

Outside there is a large mature rear garden with countryside hill views, a single garage and additional off road parking area.

Viewing absolutely essential to appreciate this wonderful home.





Key Features

- Spacious character cottage
- Four bedrooms
- Extended to the rear
- Large garden
- Delightful countryside views
- Garage and ample parking
- LPG gas central heating
- EPC: D

Ground Floor

Hallway

Living Room

13'11" x 13'11"

Open Plan Kitchen/Dining Room

Dining Area

13'1" x 9'0"

Kitchen Area

17'2" x 8'3"

Utility Room

Guest Cloakroom

First Floor

Bedroom

6'10" x 6'3"

Bedroom

13'11" x 9'5"

Bedroom

15'3" x 10'6"

Family Bathroom

Second Floor

Bedroom

17'2" x 13'2"

EPC: D

Local Authority: Warwick District Council

Council Tax Band: D



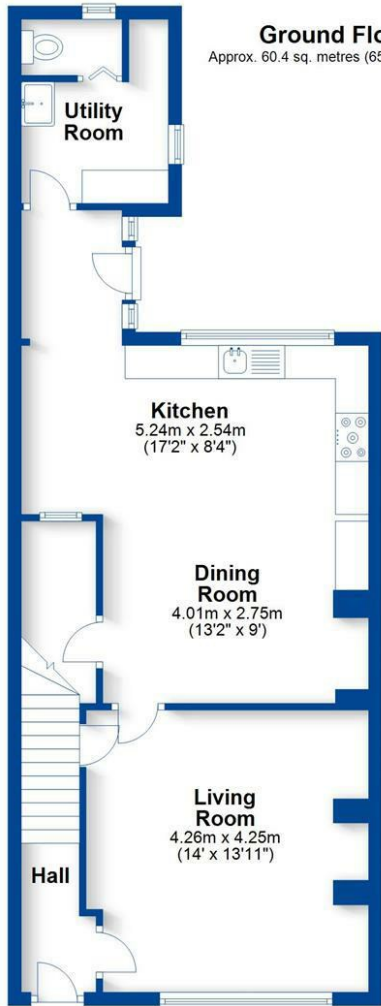




Floorplan

Ground Floor

Approx. 60.4 sq. metres (650.1 sq. feet)

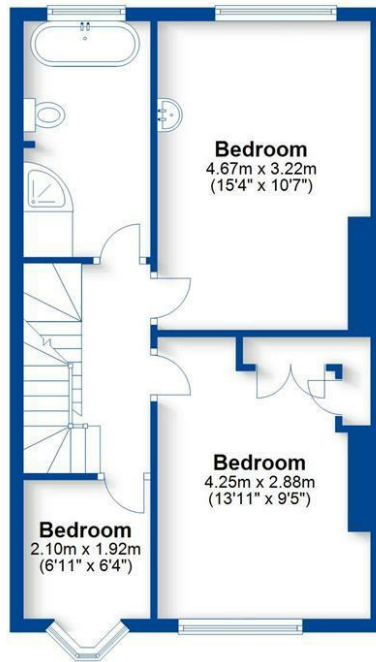


Total area: approx. 129.1 sq. metres (1390.0 sq. feet)

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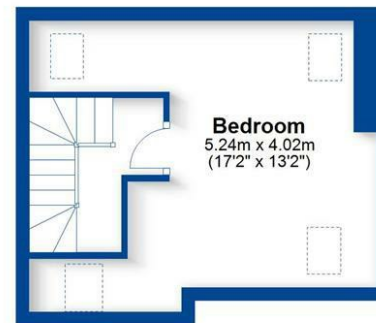
First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.4 sq. feet)



Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum. Thank you, I would highly recommend."

Krystyna Kulpa

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

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

sheldonbosleyknight.co.uk

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ARCHITECTURE

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MANAGEMENT

RURAL



DISCLAIMER

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