



Trinity Street, Leamington Spa, CV32 5YN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A rare opportunity to acquire this period coach house conversion which has been extensively renovated by the current owners to a very high standard. The property is positioned just a short distance from the town centre in this consistently sought after location.

In brief the accommodation comprises - Fabulous open plan living room/ fitted kitchen with patio doors leading to the courtyard. The kitchen has fully integrated appliances including fridge freezer, oven, hob, dishwasher and microwave, and solid oak work surfaces. In addition to the ground floor there is a cloakroom/w.c. The living room has an original solid oak beam, and useful utility cupboard housing the boiler and having plumbing for washing machine.

To the first floor there are three double bedrooms, with the master bedroom having fitted triple built in wardrobes and original oak beam. There is access from the back bedroom to a delightful decked private roof terrace which is perfect for al fresco dining and has a spiral staircase down to the lower courtyard. The roof terrace has a new flat roof with decking and deep, pile artificial grass. The bathroom has a contemporary feel with power shower over the bath.

In our opinion the property would make a wonderful home for anyone wanting a chic and stylish town centre property.





Key Features

- Period Coach House Conversion
- Extensively Renovated Throughout
- Three Double Bedrooms
- Open Plan Living / Kitchen
- Walking Distance to Town Centre
- Courtyard and Roof Terrace
- Chic and Stylish with the wow factor
- EPC: D

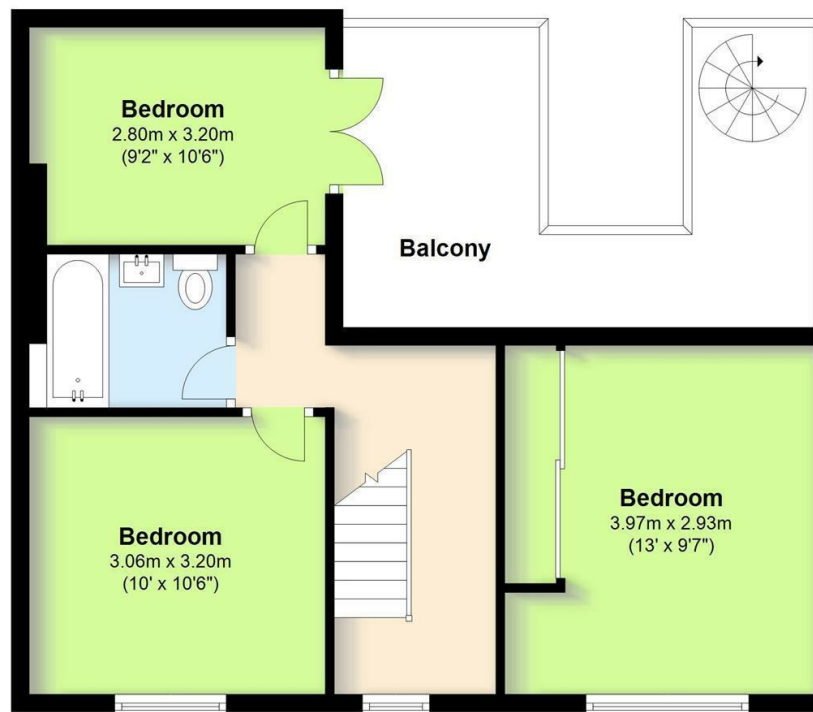
Ground Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 80.1 sq. metres (862.1 sq. feet)

