



Welsh Road, Leamington Spa, CV33 9BE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 7th APRIL \*\*\* This beautiful 2 bedroom, 2 bathroom barn conversion is set on a working farm and situated in Offchurch near Leamington Spa. This positioning provides close commute access to major road networks. This unique home comprises in brief: Entrance hallway, bathroom with full suite including shower over bath, breakfast kitchen with ample space to provide own island and space for own white goods (these are not included), dining room with French doors which lead to the courtyard, spacious living room with stable doors to the rear private garden. To the west wing first floor accommodation: Generous double bedroom with exposed wooden beams and ensuite shower room. The East wing first floor accommodation: Double bedroom with rolling country side views, make for a great guest room or office space. This property really must be viewed to appreciate the location and character. With ample parking this is offered UNFURNISHED (Please note: No white goods are included) Council Tax Band E. Energy Rating D. (ONE CAT CONSIDERED - STRICTLY NO DOGS)











## Key Features

- AVAILABLE 7TH APRIL
- Offchurch, Leamington Spa
- 2 Bedrooms, 2 Bathrooms
- Barn Conversion
- Unfurnished
- Private Rear Garden
- Ample Parking
- Council Tax Band E
- Energy Rating D
- ONE CAT  
CONSIDERED/STRICTLY NO  
DOGS

**£1,150 PCM**