



Welsh Road, Leamington Spa, CV33 9AA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This wonderfully presented period mid-terraced cottage offers spacious living accommodation internally, superb and far reaching rural views, lovely gardens, generous parking and substantial garaging offering a multitude of uses.

This charming home offers a living room with views over an extensive fore garden, dining room, kitchen, a useful utility and downstairs cloakroom. To the first floor there are two bedrooms, both with ensembles, whilst on the top floor there is a third bedroom, again with an ensuite.

Of particular note with this property is the extensive gardens. This being made up of a lengthy lawned garden to the front and a private courtyard garden to the rear. In addition to this there is ample parking for a number of cars again to the rear plus a sizeable and very pleasant lawned area offering a selection of mature trees and shrubbery. The large garage has a vegetable garden to the rear, all overlooking lovely rural views.

This beautiful home has been updated substantially by the current owners and with the gardens plus garaging it is essential to view to appreciate what is on offer!





Key Features

- Stylish character cottage
- Backing onto fields
- Ample parking
- Large detached garage
- Selection of lovely gardens
- Updated by current owners
- Viewing essential
- Energy rating - F

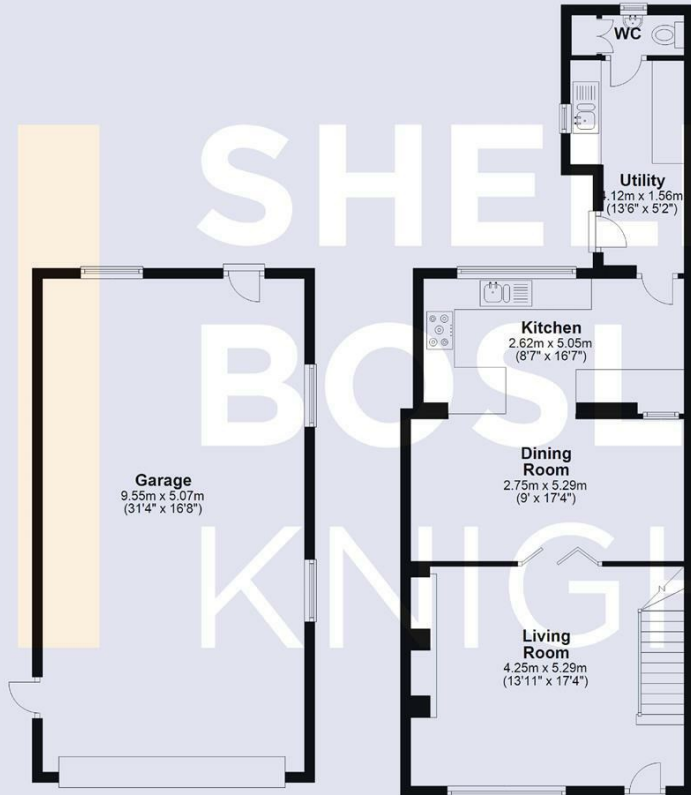
Asking Price
£545,000





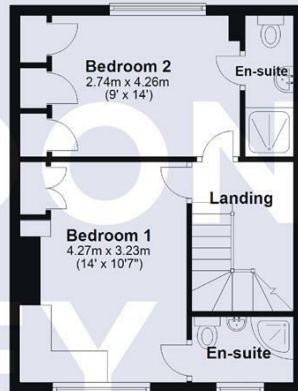
Ground Floor

Approx. 109.6 sq. metres (1179.2 sq. feet)



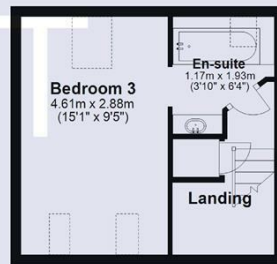
First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Second Floor

Approx. 22.8 sq. metres (245.0 sq. feet)



Total area: approx. 169.9 sq. metres (1829.1 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 - F

Tenure - Freehold

Council Tax Band - D

Local Authority
Warwickshire County Council

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

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

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

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

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

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

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

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



SALES

LETTINGS

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ARCHITECTURE

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HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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