



21 St. Catherine's Crescent

Whitnash, Leamington Spa **CV31 2LA**

Guide Price £375,000

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POTENTIAL TO EXTEND TO THE REAR (STPP)

We are delighted to bring to the open market a semi-detached property which is located in this popular and sought after area of Royal Leamington Spa. The property in brief comprises; hallway, dining room, lounge and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom, with an additional loft room to the second floor. To the front aspect there is a good sized driveway and an attractive rear garden with a garage.

Viewing is highly recommend to appreciate the size, location and potential.

LOCATION

St Catherine's Crescent is a quiet and highly sought-after residential street located in the popular suburb of Whitnash, in the southern outskirts of Leamington Spa. The property is within easy reach of a range of local amenities, including shops, restaurants, and schools, as well as the charming and historic town centre of Leamington Spa, which is just a short drive away. Whitnash is known for its strong sense of community and family-friendly atmosphere and offers a variety of green spaces and parks for outdoor activities, such as the Whitnash Park and the Coventry Way Footpath. The location also provides excellent transport links, with easy access to the M40 motorway and nearby railway stations, which offer regular services to Birmingham, Coventry, and London. Overall, St Catherine's Crescent offers a peaceful and convenient setting, ideal for families or professionals looking for a comfortable and well-connected home.

ENTRANCE HALL

Having understairs storage cupboard, radiator and doors to adjacent rooms.

LOUNGE

4.45m x 3.66m (14'7" x 12'0")
Having aluminium framed double glazed bay window to front elevation, radiator, feature cast iron gas/coal/flame stove and space for lounge furniture.

DINING ROOM

3.35m x 3.06m (10'11" x 10'0")
Having a radiator, hatch into the kitchen and aluminium framed sliding patio doors giving access out onto rear garden,

KITCHEN

4.98m x 2.40m (16'4" x 7'10")
Having two uPVC double glazed windows to side elevation and fitted kitchen with a 1½ bowl single drainer sink with mixer taps over inset into worksurface with tiled splashbacks, space and plumbing for automatic washing machine, wall mounted units, wall mounted Worcester gas fired boiler, radiator and uPVC double glazed door giving access into the rear garden.

FIRST FLOOR LANDING

Having a uPVC double glazed frosted window to side elevation, doors leading to adjacent rooms and stairs leading to the second floor.

BEDROOM ONE

4.60m x 3.05m (15'1" x 10'0")
Having central fan and light fixing to the ceiling, aluminium framed double glazed window to the front elevation, radiator and space for bedroom furniture.

BEDROOM TWO

3.52m x 3.44m (11'6" x 11'3")
Having uPVC double glazed window to rear elevation, radiator and built-in wardrobes.

BEDROOM THREE

2.68m x 2.43m (8'9" x 7'11")
Having fan and light fixing to the ceiling, aluminium framed double glazed window to front elevation, radiator and space for bedroom furniture.

BATHROOM

1.88m x 1.80m (6'2" x 5'10")
Having a double glazed frosted window to rear

Features

Potential To Extend To The Rear (STPP)

No Onward Chain

Parking For Three Vehicles

Three Bedrooms

Further Loft Room

Two Reception Rooms

Popular and Convenient Location

Great School Catchment Area

elevation, the room is tiled throughout to full height and has a panelled bath with electric power shower over included, wall mounted extractor fan, low level flush WC, pedestal wash hand basin and a radiator.

SECOND FLOOR

There being a uPVC double glazed window to the side elevation.

BEDROOM FOUR / LOFT ROOM

4.02m x 3.31m (13'2" x 10'10")
Having a large Velux window to front elevation, a further Velux style window to the rear elevation, eaves storage areas and including a ceiling fan.

FRONT AND REAR GARDEN

The foregarden has been hard landscaped to provide three off-road parking spaces, access to the side elevation where double gates give access into the rear garden. The remaining area of the garden is laid to lawn with mature border. There is an extension of the driveway giving access to:

GARAGE

4.99m x 4.90m (16'4" x 16'0")
Having two metal opening doors and the advantage of power and light.

PARKING

There is off-road parking for up to three vehicles.

TENURE

We understand this property to be Freehold.

DIRECTIONS

Postcode for sat-nav - CV31 2LA.





Floorplan

Ground Floor

Approx. 76.8 sq. metres (827.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Second Floor

Approx. 16.8 sq. metres (181.2 sq. feet)



Total area: approx. 137.4 sq. metres (1479.0 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
	EU Directive 2002/91/EC	

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