

13 Lonsdale Road, Leamington Spa
Offers Over £550,000

charlesrose.



Total: 1571 sq. Ft. 146 m²

1st Floor: 917 sq. Ft. 85 M², 2nd Floor: 464 sq. Ft. 43 M², 3rd Floor: 190 sq. Ft. 18 m²
Excluded Areas: Garage: 107 sq. Ft. 10 M², Low Ceiling: 75 sq. Ft. 7 M², Walls: 133 sq. Ft. 12 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



An extended semi-detached family home offering over 1,500 sq. ft. of thoughtfully arranged accommodation across three floors. The property provides a spacious open plan kitchen dining family room forming the heart of the home, with direct access to the garden, alongside a separate living room, utility room and downstairs W.C., creating a practical layout for modern family living.

To the upper floors are four well-proportioned bedrooms, including a generous primary bedroom suite occupying the top floor with en-suite shower room, in addition to a contemporary family bathroom.

The house is very well presented throughout and offers flexible, well-balanced accommodation. Externally, the property benefits from a good size, established rear garden providing a pleasant and private outdoor space, together with a driveway and garage offering off-road parking and additional storage.

Situated in a sought-after location within catchment for Telford and North Leamington schools.

charlesrose.

- 01926 832411
- hello@charlesrose.co.uk
- charlesrose.co.uk

