



**Total: 152 m<sup>2</sup>**  
1st Floor: 56 M<sup>2</sup>, 2nd Floor: 56 M<sup>2</sup>, 3rd Floor: 40 m<sup>2</sup>  
Excluded Areas: Porch: 2 M<sup>2</sup>, Fireplace: 1 M<sup>2</sup>, Low Ceiling: 3 M<sup>2</sup>,  
Walls: 12 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed highly Reliable but not Guaranteed.



This substantial five double bedroom detached family home is arranged over three floors and offers generous, flexible accommodation ideal for modern family living. Tucked away in a peaceful cul-de-sac location, the property provides two spacious reception rooms, a well-proportioned kitchen with separate utility room, and three bathrooms including an en-suite to the primary bedroom. Outside, there is a driveway for off-road parking along with a detached double garage. The home presents excellent scope for improvement and is offered to the market with no onward chain. Conveniently positioned for access to the town centre, highly regarded local schools, green spaces and countryside walks, the property also benefits from strong transport links including the A46/M40 and the nearby Leamington Spa Train Station.

charlesrose.

- 01926 832411
- [hello@charlesrose.co.uk](mailto:hello@charlesrose.co.uk)
- [charlesrose.co.uk](http://charlesrose.co.uk)

