



JULIE PHILPOT
RESIDENTIAL



12 West View Road | Leamington Spa | CV32 7JA

A well planned semi detached family home being placed on the open market for the first time in over 40 years. This is a much loved family home in a nice and friendly cul de sac location which is within walking distance of popular local schools, shops and open countryside. The property has been extended in order to now provide four bedrooms, plus a lounge/diner and conservatory, fitted kitchen, utility room and ground floor cloakroom. The garage has direct access from the utility, the gardens are designed to provide easy maintenance with mature shrubs. The bathroom is large and has the added benefit of a separate shower.

£370,000

- Viewing Essential
- Four Good Size Bedrooms
- Popular Residential Location
- Garage & Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With laminate flooring, radiator, smoke detector and understairs storage cupboard.

LOUNGE/DINER

26' 5" x 10' 8" (8.05m x 3.25m) Max

A light and airy room with feature fireplace having gas fire as fitted, dimmer switch, two radiators and French doors to:

CONSERVATORY

With laminate flooring and door to rear garden.

KITCHEN

10' 4" x 7' 8" (3.15m x 2.34m)

In a modern shaker style with a range of cupboard and drawer units and matching wall units. Integrated appliances to include dishwasher and washing machine, four ring gas hob, wall mounted electric oven with built in microwave oven over and space for tall fridge/freezer. Complementary tiling and corner display units. Door to:

UTILITY ROOM

In the utility room is a stainless steel sink with double cupboard under and wall units over. Space for tumble dryer. From the utility is a door to the garage and a door to the rear garden.

CLOAKROOM

Having w.c. and corner wash basin.

FIRST FLOOR LANDING

LARGE FAMILY BATHROOM

10' 3" x 5' 9" (3.12m x 1.75m)

A large bathroom with separate shower enclosure with fixed head and hand held shower attachments plus curved screen door. Corner panelled bath, w.c., heated towel rail and fully tiled walls.

DOUBLE BEDROOM

13' 0" x 10' 7" (3.96m x 3.23m)

Having very pleasant views, radiator and built in storage cupboard housing Worcester gas boiler. Wall to wall range of built in wardrobes with bed recess and further storage above.

DOUBLE BEDROOM

11' 8" x 9' 9" (3.56m x 2.97m)

A second double bedroom located to the front of the house with radiator.

SINGLE BEDROOM

6' 8" x 5' 3" (2.03m x 1.6m)

A single bedroom which could be used as a study or office. Radiator.

STAIRCASE TO SECOND FLOOR

DOUBLE LOFT BEDROOM

13' 0" x 13' 6" (3.96m x 4.11m)

A double loft room with two Velux windows, access to under eaves storage and the opportunity to create an en-suite to the room if desired.

OUTSIDE

GARAGE

15' 8" x 7' 6" (4.78m x 2.29m)

With up and over door, light and power. From the garage there is direct access into the utility room which is really useful.

PARKING

In addition to the garage is driveway parking for vehicles to the front of the property.

GARDENS

To the front of the property is a mature frontage with hedging forming the front boundary. The attractive rear garden is a feature of this property having been landscaped to provide colour and interest with many mature shrubs and planting schemes plus slate chippings. There is also a shed and hedging forming the boundary.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

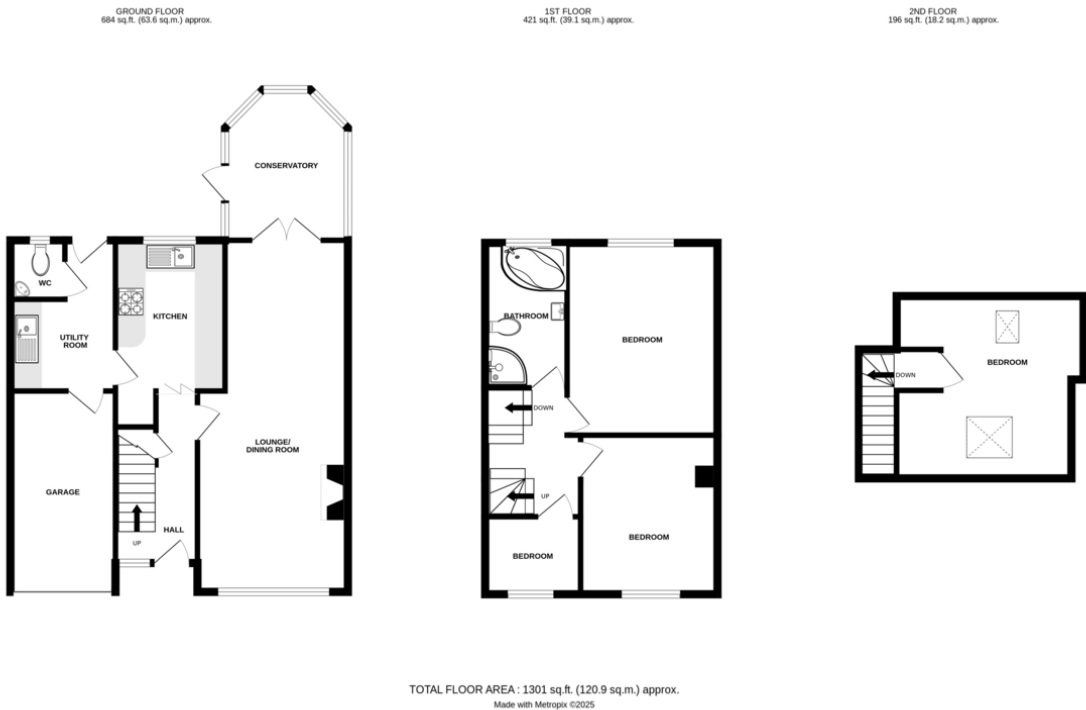
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

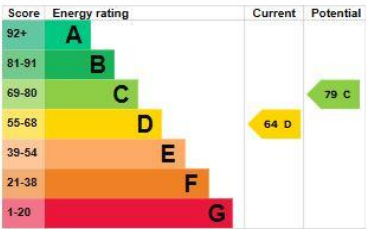
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60