

FOR SALE



Wheathill Close, Leamington Spa

MARTIN&CO

Wheathill Close, Leamington Spa

£800,000

Situated in the highly sought-after Wheathill Close, just off Beverley Road, this well-maintained two-storey residence occupies a generous, mature plot and benefits from a south-west facing rear garden. The property offers three-bedroom accommodation with excellent scope for future enhancement or extension, subject to the necessary permissions.

The ground floor features three versatile reception areas, including a spacious living room, separate dining room, and study, along with a bright and inviting sunroom that enjoys lovely views over the garden. The kitchen is complemented by a practical utility room and a conveniently located WC off the hallway.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from an ample driveway, garage, and a generous rear garden, making it an exceptional opportunity to acquire a prestigious family home in one of North Leamington's most desirable residential locations.



PORCH 9' 0" x 2' 3" (2.74m x 0.69m)

HALLWAY 13' 4" x 6' 0" (4.06m x 1.83m)

LIVING ROOM 20' 7" x 13' 3" (6.27m x 4.04m)

DINING ROOM 10' 10" x 10' 3" (3.3m x 3.12m)

STUDY 7' 10" x 9' 3" (2.39m x 2.82m)

SUN ROOM 10' 8" x 10' 3" (3.25m x 3.12m)

KITCHEN 10' 9" x 8' 1" (3.28m x 2.46m)

UTILITY ROOM 10' 9" x 6' 3" (3.28m x 1.91m)

BEDROOM 15' 7" x 9' 11" (4.75m x 3.02m)

BEDROOM 11' 1" x 10' 11" (3.38m x 3.33m)

BEDROOM 9' 9" x 7' 11" (2.97m x 2.41m)

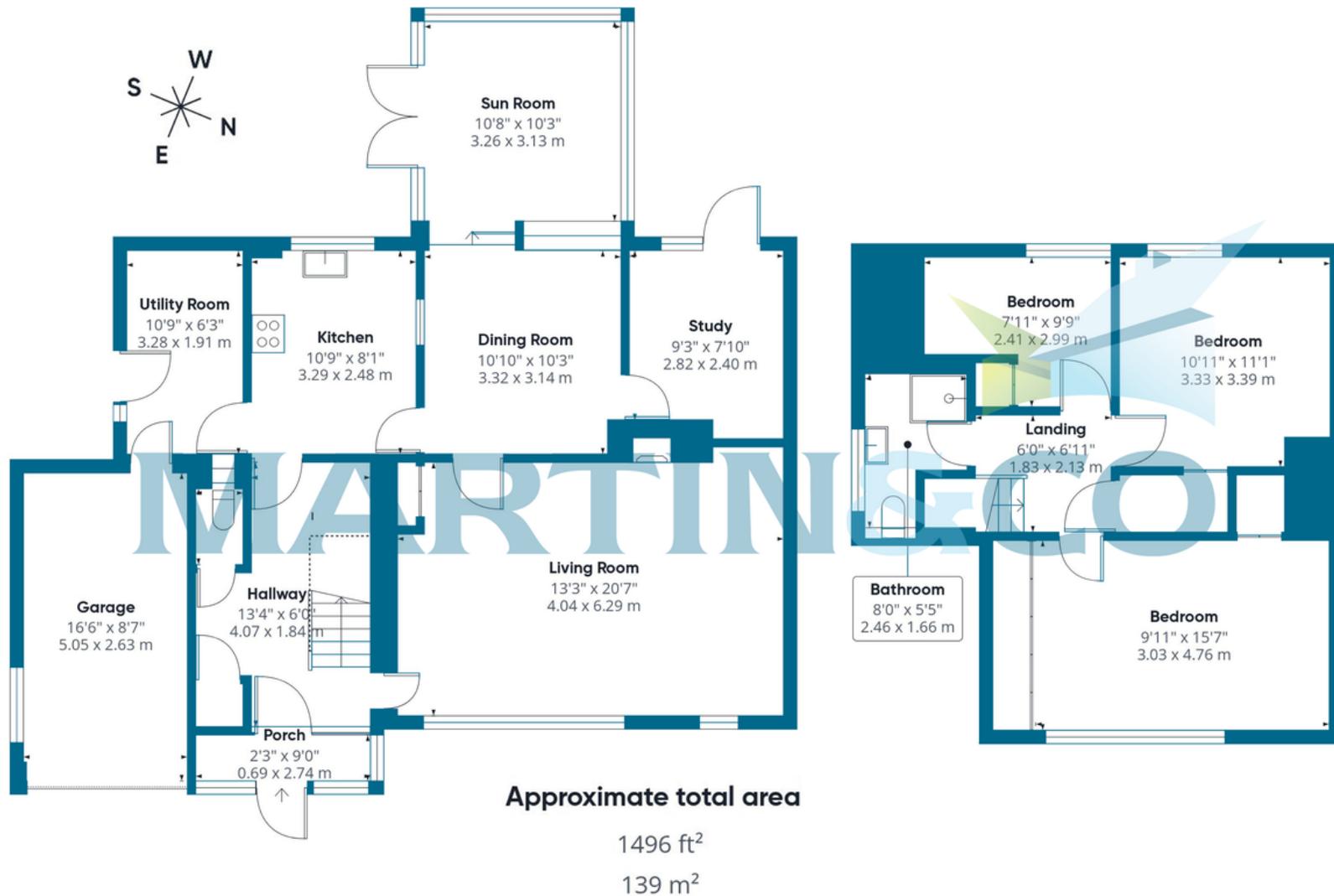
BATHROOM 8' 0" x 5' 5" (2.44m x 1.65m)

GARAGE 16' 6" x 8' 7" (5.03m x 2.62m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Leamington Spa

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY
T: 01926 889 054 • E: leamingtonspa@martinco.com

01926 889 054

<http://www.martinco.com>



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