



For Sale

80 Coppice Road, Leamington Spa

Offers Over £310,000

***** OPEN HOUSE ON SATURDAY 6TH JUNE FROM 11AM - BOOKING ESSENTIAL *****

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3

168 m²

74 m²

... OPEN HOUSE ON SATURDAY 6TH JUNE FROM 11AM - BOOKING ESSENTIAL ...

VERY WELL PRESENTED FAMILY HOME SITUATED IN IDEAL LOCATION CLOSE TO AMENITIES & SCHOOLS.

A very well presented family home set in the popular area of Whitnash that is ready to move straight into.

This family home is in a perfect location for school catchments, local amenities, all major transport links, the train station and nice parks and dog walks.

In brief the ground floor consists of; entrance hallway, living room, large kitchen / dining area to the rear of the property and a utility area, this room could also be used as a study or home office or even a kids play room, you also have direct access to the larger than average single garage.

Upstairs you have the two equally sized double bedrooms and a further single bedroom that could be used as a nurse, office or study and a good sized refitted white modern family bathroom suite.

To the rear is the garden that has a patio area off the kitchen and the rest is laid to lawn, it is of West facing orientation and there is rear access to the garage.

Further benefits to this property are the fact it is gas central heated throughout, all the windows

Nathaniel Cleaver

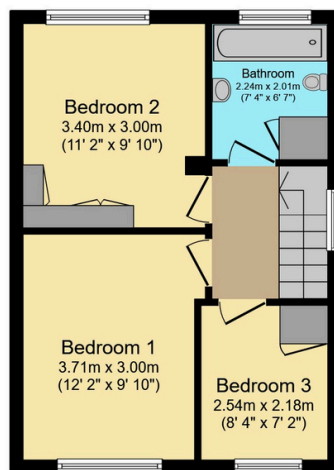
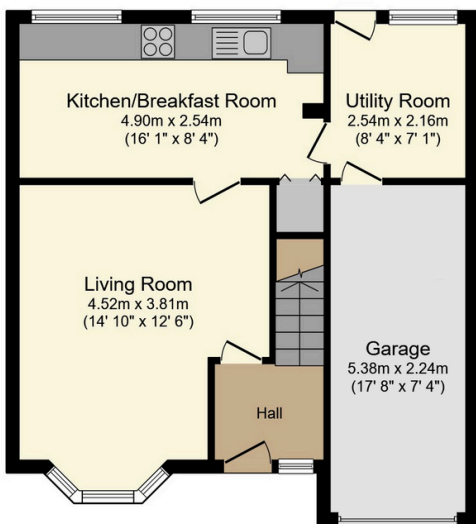
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Ground Floor

First Floor

Total floor area: 86.8 sq.m. (934 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Well Presented Semi Detached House
- Set In Popular Location
- Three Bedrooms
- Living Room & Kitchen / Dining Area
- Re Fitted Family Bathroom
- Driveway And Larger Than Average Single Garage
- Enclosed Rear Garden
- Close To All Local Amenities, Schools & Parks
- Utility / Study Area
- EPC Rating - C

