



STIRLING AVENUE, LEAMINGTON SPA, CV32 7HW



## Property Description

This well-maintained three-bedroom family home, superbly positioned and set back from the street, is being offered for sale with no onward chain. This property provides a fantastic opportunity for a buyer to create a home tailored to their own taste.

While the house has been carefully maintained over the years, it would now benefit from cosmetic refurbishment, offering considerable scope to modernise and add value. There is also excellent potential to extend the property, subject to the necessary planning permissions and consents.

The accommodation includes an entrance hall with downstairs W/C, fitted kitchen with utility area behind the garage, living room with double doors through to the dining area and a conservatory overlooking the generous rear garden. On the first floor there are three good-sized bedrooms and a family bathroom. The property also has a solar hot water system installed in the large loft space.

To the rear of the property there is a long garden which is not directly overlooked, providing a wonderful, private outdoor space and further scope for landscaping or potential extension. The garage benefits from an inspection pit, making it especially useful for those with an interest in vehicles or requiring additional workshop/storage space. To the front of the property there is additional off-street parking and a walled front garden.

The property is located in popular primary and secondary school catchments

With its excellent position, generous garden, three well-proportioned bedrooms, garage, potential to extend and no onward chain, this is a property with significant potential to become an outstanding family home. Viewings are by appointment only and strongly advised to appreciate.





## Key Features

- Being offered with no onward chain
- Cosmetic improvements required
- Large rear garden
- Three good sized Bedrooms
- Two reception rooms, kitchen, conservatory and utility area
- Potential to extend subject to Planning permissions and consents
- Garage with inspection pit
- Solar hot water system installed

**Local Authority** – Warwick

**Council Tax** – Band D

**Tenure** – Freehold



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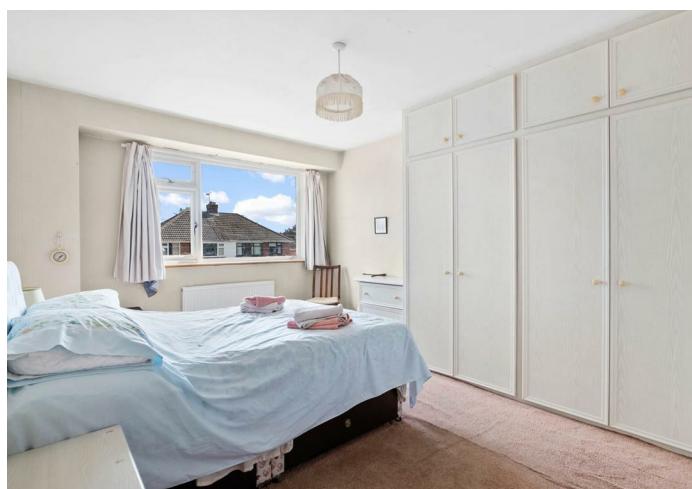
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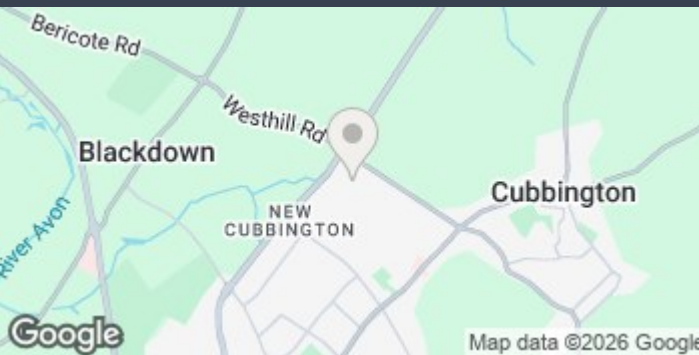


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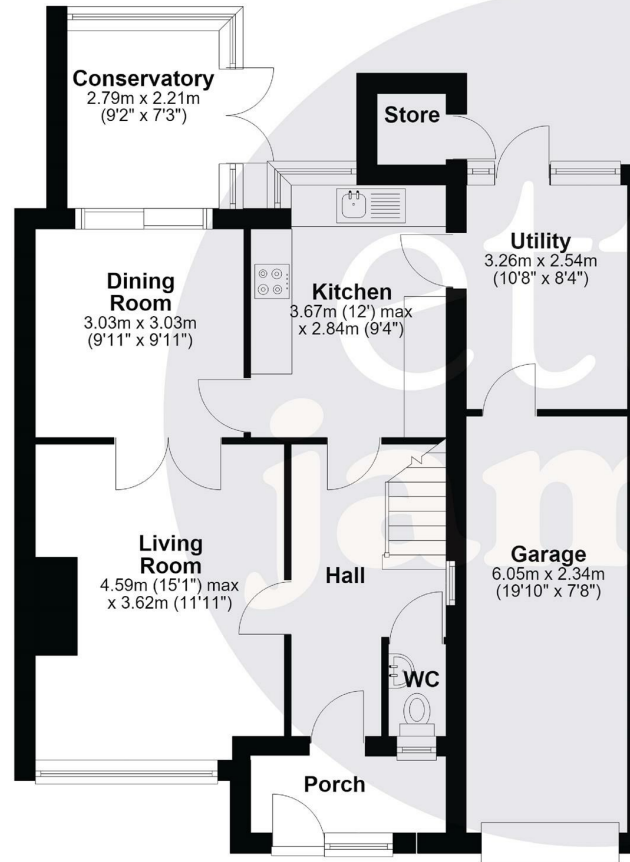
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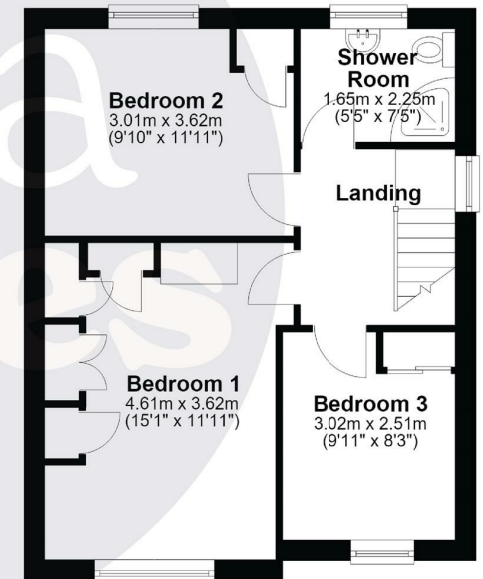
### Ground Floor

Approx. 82.4 sq. metres (886.5 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 127.7 sq. metres (1374.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 and choose option 1 or email [james@ettajames.co.uk](mailto:james@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.