

Greville Smith Avenue, Whitnash
Offers Over £335,000

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Greville Smith Avenue, Whitnash, Leamington Spa

Complete Estate Agents are pleased to offer for sale this three-bedroom semi-detached house which presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The three bedrooms offer comfortable living, ensuring that everyone has their own personal space. The bathroom is conveniently located, catering to the needs of the household. With double glazing throughout, the home benefits from improved energy efficiency and a peaceful atmosphere, shielding you from the hustle and bustle of everyday life.

A notable feature of this property is the garage, providing secure storage for your vehicle or additional space for hobbies and projects. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. Set in a quiet location, this semi-detached house is perfect for those seeking a serene environment while still being within easy reach of local amenities and transport links. This property is a wonderful blend of comfort and convenience, making it an ideal choice for your next home.

Hall 13'7" x 5'8" (4.15 x 1.74)

Having a staircase rising to the first floor landing, central heating radiator, understairs storage cupboard, separate storage cupboard.

Lounge 14'11" x 10'11" (4.56 x 3.34)

With double glazed window to the front, gas central heating radiator.

Dining Room 10'11" x 9'1" (3.35 x 2.77)

Patio door to rear.





Kitchen 10'11" x 7'4" (3.35 x 2.26m)
An array of base cupboards and drawers Stainless steel sink unit. Built in gas hob with elctric fan assisted oven and extractor above. Plunbing for an automatic washing machine. Tiled splash areas. Tiled floor. Spce for a upright fridge / freezer. Eye level units. Wall mounted gas boiler serving domestic hot water and radiators throughout. Doub;e glazed door and window to rear.

Landing
Storage cupboard. Doors to.

Bedroom One 15'4" x 11'1" (4.69 x 3.38)
Radiator. Double glazed window to front.

Bedroom Two 10'11" x 10'1" (3.35 x 3.08)
Radiator. Double glazed window to front

Bedroom Three 8'5" x 5'9" (2.59 x 1.77)
Radiator. Window to front.

Shower Room 6'9" x 5'8" (2.06 x 1.75)
Low flush WC. Wash hand basin. Glazed shower enclosure with fitted shower and tiled splash areas. Radiator. Window to rear.

Garage
Single garage with up and over door.

Garden
Paved patio leading to lawned area. Further patio to the rear. Fully enclosed by panele timber fencing. Well stocked shrub borders.

Front Garden
Laid to lawn. Paved path to front.

Agents Note.
The property is being offered for sale with no ongoing chain.
The boiler was replaced in October 2025.
Windows were replaced in 2023.



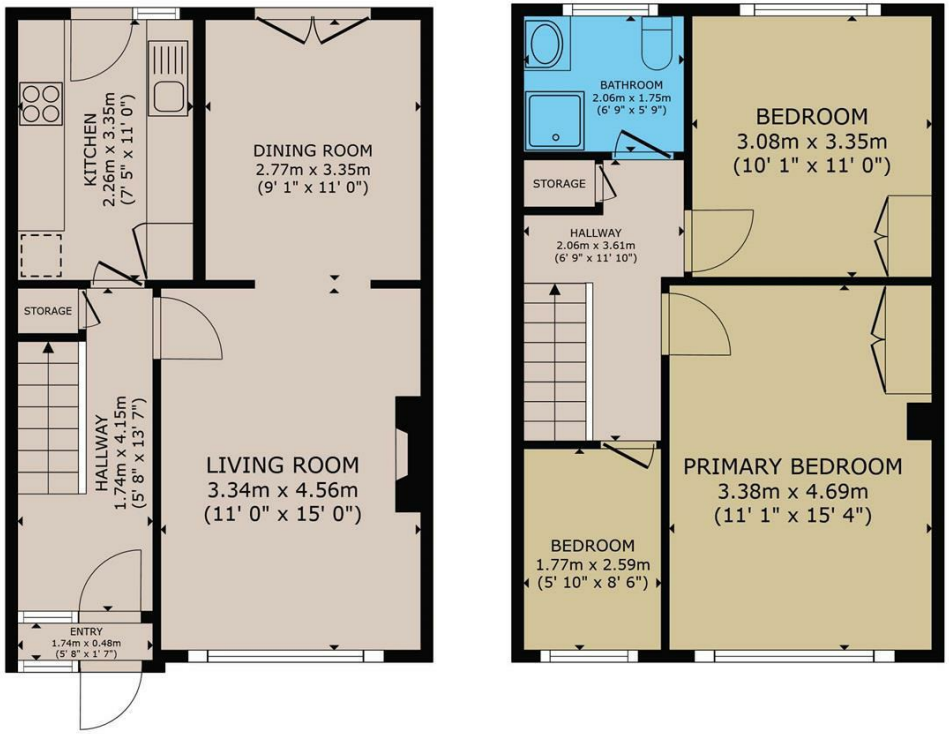








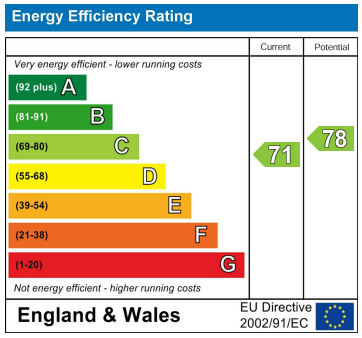


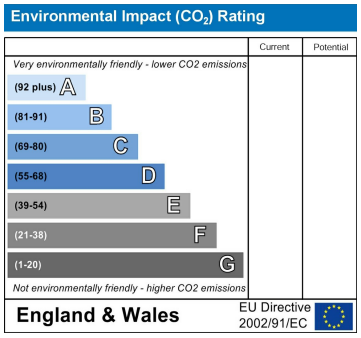


FLOOR 1

FLOOR 2







GROSS INTERNAL AREA
FLOOR 1 42.1 m² (454 sq.ft.) FLOOR 2 42.7 m² (459 sq.ft.)
TOTAL : 84.8 m² (913 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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