



Connells

Hatherell Road
Radford Semele Leamington Spa

Hatherell Road Radford Semele Leamington Spa CV31 1UE

for sale offers over
£325,000



Property Description

A spacious three-bedroom semi-detached home situated in the sought-after village of Radford Semele, benefiting from a new central heating system and complete rewire in 2017, in addition to a re-roofing in 2025.

Ideally positioned close to local amenities and within easy reach of the highly regarded Radford Semele CofE Primary School, this attractive family home offers spacious and versatile accommodation throughout.

The property comprises a welcoming entrance hallway leading to light and airy open-plan breakfast kitchen, living and dining area, creating the perfect space for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the private rear garden is mainly laid to lawn and features a paved patio area, ideal for outdoor dining and relaxation. A single garage is located to the rear of the property with vehicle access. To the front, there is a lawned fore garden and a driveway providing off-road parking.

This fantastic home combines village living with excellent local amenities and schooling, making it an ideal choice for families, first-time buyers, and those looking to move into this popular location.

Location

Hatherell Road is situated in the popular village of Radford Semele, approximately 2 miles east of Leamington Spa town centre. The property enjoys a convenient residential setting within a well-established neighbourhood, offering a balance of village living and easy access to nearby amenities. Radford Semele provides local facilities including a village shop, public house, community hall, primary school, and recreational areas, while the more extensive shopping, leisure, and educational facilities of Leamington Spa are readily accessible.

The location benefits from excellent transport links, with nearby access to the A425 and A46, providing convenient routes to Warwick, Coventry, Stratford-upon-Avon, and the wider motorway network. Leamington Spa railway station is within easy reach, offering regular services to Birmingham, London Marylebone, and surrounding destinations.

The surrounding area is well regarded for its combination of attractive countryside and accessibility, with a range of walking routes, open green spaces, and Warwickshire villages nearby. The property is ideally placed for commuters while remaining within a friendly village community, making it appealing to families, professionals, and downsizers alike.

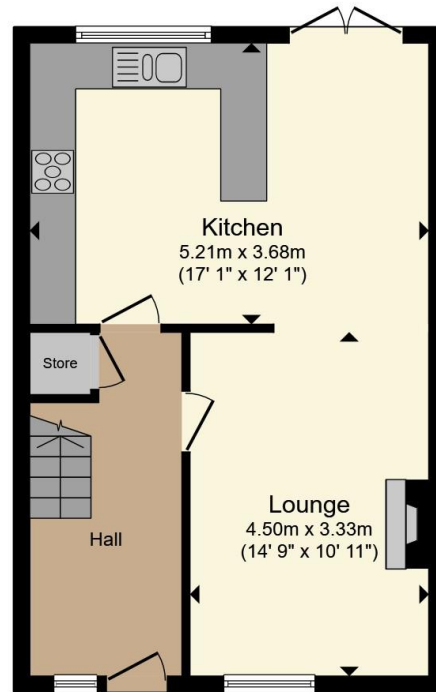
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

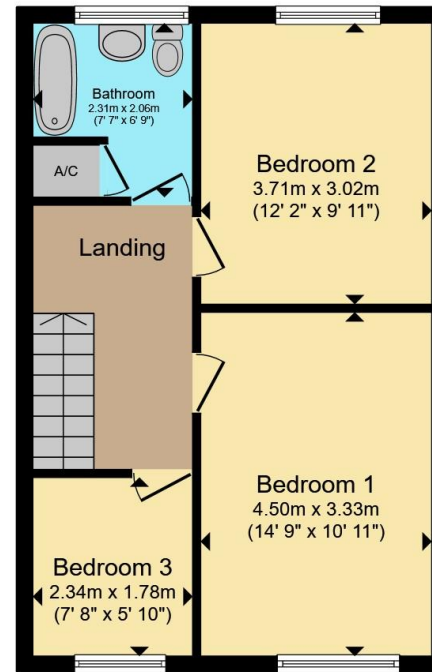








Ground Floor



First Floor

Total floor area 86.3 m² (929 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315564



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