



19 Owen Grove

Leamington Spa **CV31 2FL**

Guide Price £320,000

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Whitnash

A semi-detached home built by the builders Persimmon Homes in 2018 to the 'Souter' design on the very popular Mallory Grange development just off Tachbrook Road in Whitnash. This fabulous three storey home comprises: entrance hall, a living room, a guest WC and a fitted kitchen diner. The first floor has two double bedrooms and the family bathroom. The final floor has a main suite comprising of a large bedroom with sliding mirror wardrobe and a spacious en-suite. The property benefits from a west facing landscaped garden, with a large patio and they have two parking spaces to the front side-by-side and it all faces woodland to the front.

Location

Owen Grove is part of the highly successful development constructed by Persimmon Homes in 2018, Mallory Grange, being conveniently located for access to the town centre, some 2½ miles distant, and close to a good range of local facilities and amenities including local shops available within Whitnash, schools for all grades and a variety of recreational facilities. Nestled on the outskirts of the Royal Leamington Spa, this highly anticipated development is close to the M40, which links to the A445 making a convenient location for those wishing to commute to Coventry, Birmingham and Stratford-upon-Avon. Leamington train station is a short drive with direct lines to London Marylebone. Royal Leamington Spa, commonly known as Leamington Spa or Leamington, is a spa town in heart of Warwickshire named after the River Leam which flows through its centre. The natural spa springs were discovered and commercialised in the 19th century giving rise to its name, with Queen Victoria granting the town its new name of 'Royal' Leamington Spa in 1838. Nowadays, Royal Leamington Spa is as popular as ever and is a sought-after location in which to live. Its wide Regency boulevards, impressive Edwardian and Georgian architecture, manicured parks and wealth of shops provide the perfect place to call home. There's also a wide choice of restaurants, bars and clubs and, as its name suggests, is home to some of the UK's best spa facilities. Mallory Grange – there's so much to do for all the family. There's an abundance of fun days out for all the family near Mallory Grange. Explore Jephson Gardens with its historic subtropical glasshouse, have fun with the family at Victoria Park or take part in some sporting activities at Newbold Comyn. Head to Leam Boat Centre to hire a rowing boat and view Leamington Spa from the water, or just take it easy and visit the Vue Cinema to watch the latest blockbuster.

Entrance

With Luxury vinyl tiled timber effect flooring, a radiator and the doorway through to the living room.

Living Room

4.49m x 3.61m (14'8" x 11'10")

Which has a continuation of the luxury vinyl tile timber effect flooring, there is a radiator, a UPVC double glazed window to the front enjoying the Woodland view. There is an understairs storage cupboard and a door through to the inner vestibule.

Inner Vestibule

With a continuation of the luxury vinyl tiled flooring, a carpeted staircase leads to the first floor, there is a door through to the guest WC and door through to the kitchen diner.

Guest WC

1.36m x 1.12m (4'5" x 3'8")

With a toilet, a pedestal hand wash basin and chrome mixer tap, a radiator, a feature painted wall and an extractor.

Kitchen Diner

3.61m x 2.66m (11'10" x 8'8")

With tile effect luxury vinyl tile flooring, a matte white fitted kitchen, with brushed handles, which includes dark worktops, a 1½ bowl stainless steel sink with a mixer tap and drainer, a fitted washing machine, a fitted slimline dishwasher, a fridge freezer, and oven, a four ring gas hob, with a white splashback and an extractor over. There was a cupboard housing the Logic gas boiler. There is a UPVC double glazed window overlooking the garden, an area for a table, which has a radiator and UPVC double glazed French doors with fitted blinds to the garden.

Landing

A carpeted landing with painted timber balustrade and handrail, a further staircase leads to the second floor. There's a radiator, doors through to 2 bedrooms and a bathroom.

Bedroom Two

3.65m x 2.73 (11'11" x 8'11")

A spacious full-width double bedroom, with fitted sliding mirrored wardrobes, a radiator and two UPVC double glazed windows enjoying the woodland view.

Bedroom Three

3.61m x 2.58m (11'10" x 8'5")

A double bedroom with painted feature wall, a radiator and a large UPVC double glazed window overlooking the garden.

Bathroom

2.42m x 1.71m (7'11" x 5'7")

Fitted with a white suite comprising of a bath with a chrome mixer tap, an electric shower over and a glass shower screen. There's a pedestal hand-wash basin, with chrome mixer tap, a toilet, a radiator and a UPVC double glazed window.

Features

Three Storey 2018

Three Double Bedrooms

Two Bathrooms

Living Room

Kitchen Diner

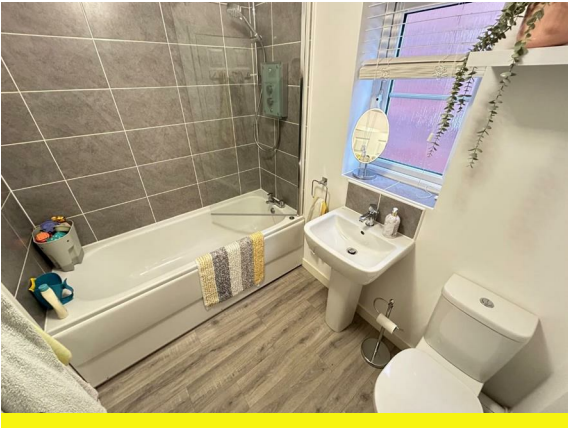
Guest WC

Two Parking Spaces

Facing Woodland

Mallory Grange Development





Floorplan

General Information

Tenure
Freehold

Fixtures & Fittings

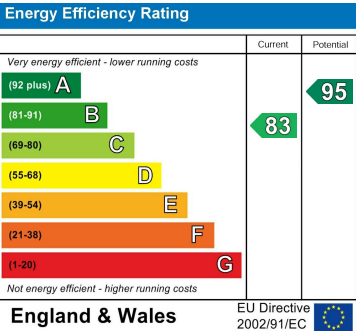
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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