





2ND FLOOR 283 sq.ft. (26.3 sq.m.) appro

TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.

While eyey alterned has been made to ensure the accuracy of the floorpain contained here, measurement of doors, indrows, norms and any other terms are approximate and no responsibility is saken for any vertor mission or mis-stakement. The paint is of litustrate purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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Situated in desirable Radford Semele; the village is surrounded by countryside, whilst just a stones throw from the town of Leamington Spa. This extended semi detached house offers spacious family living. The well presented accommodation is spread over approx. 1582 sq. ft. and comprises - porch, entrance hall, lounge, sitting room, kitchen dining room, utility room, downstairs W.C., main bedroom with dressing area and en-suite, guest bedroom with ensuite, two further double bedrooms and a family bathroom with roll top bath. Outside the property further benefits from a driveway and an attractive rear garden.







