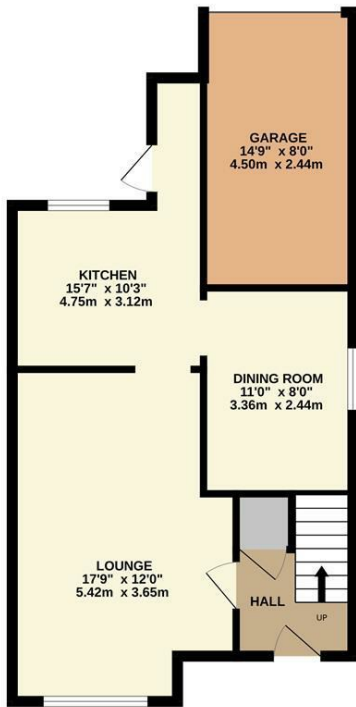


8 Laburnum Drive, Leamington Spa

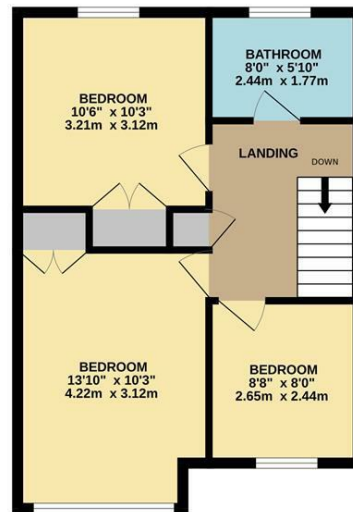
£290,000

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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A beautifully presented end of terrace property, ideal for families or first-time buyers. The accommodation includes a generous lounge, a modern fitted kitchen, and a stylish bathroom featuring a stand-alone bath and separate shower. Externally, the property benefits from both front and rear gardens, as well as a garage providing useful storage or parking. Situated within the highly regarded Briar Hill Infant School catchment, rated outstanding by Ofsted, the home offers an excellent location for those seeking quality local schooling.

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