





Property Description

A well-presented semi-detached home featuring two generous double bedrooms, ideally situated on the highly sought-after Purbeck Village development, just a short walk from Leamington Spa town centre and the railway station. The property offers a spacious lounge with bi-fold doors opening onto the rear garden, a well-appointed kitchen/dining room, two well-proportioned bedrooms, a generous rear garden, and off-road parking via a private driveway.

A particular highlight is the convenient location, positioned between Warwick and Leamington Spa, with excellent access to the A46, M40, and a range of local amenities. Combining a modern, low-maintenance layout with superb connectivity, this attractive home is perfectly suited to first-time buyers, young professionals, or investors alike.



Location

Located within a modern and sought-after residential development on the edge of Warwick, Whittaker Way offers an excellent setting for families and professionals alike. The property benefits from easy access to a wide range of amenities, including supermarkets, retail parks, cafés, leisure facilities and healthcare services, while Warwick town centre provides an attractive selection of independent shops, restaurants and historic attractions. Families are well served by a choice of highly regarded primary and secondary schools in the local area. For commuters, the location is particularly convenient, with quick access to the A46, M40 and neighbouring centres including Leamington Spa, Coventry and Stratford-upon-Avon. Warwick Parkway and Warwick Railway Stations are both within easy reach, offering regular rail services to Birmingham, London and beyond. Combining modern convenience with excellent connectivity and strong local amenities, this is a highly desirable location to call home.

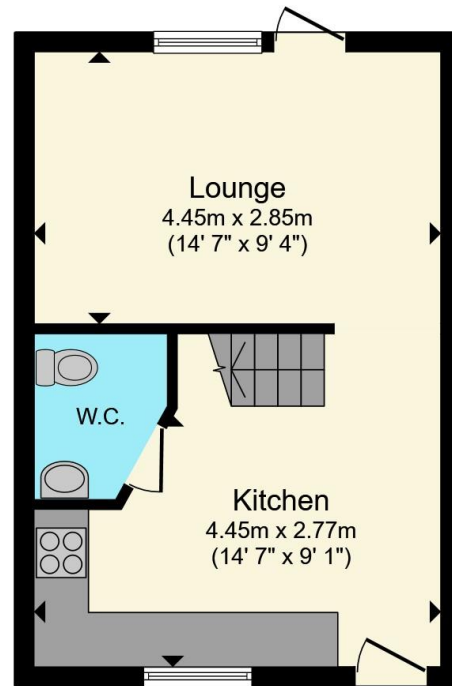
Buyer Aml Fee

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.

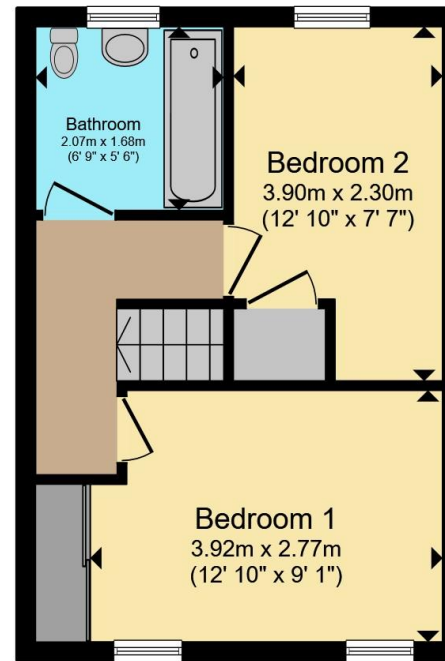








Ground Floor



First Floor

Total floor area 60.5 m² (651 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

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315686



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