



PRICE GUIDE
£385,000

Beavers Brook Close

Leamington Spa, CV31 1AF

PROPERTY SUMMARY

A Spacious Three Bedroom Detached Home in a Quiet, Well-Connected Location

Situated in an established residential area with low traffic levels, this larger-than-average three bedroom detached family home enjoys a peaceful setting while remaining conveniently close to highly regarded primary and secondary schools, excellent local amenities and a large supermarket – making it perfectly placed for modern family life.

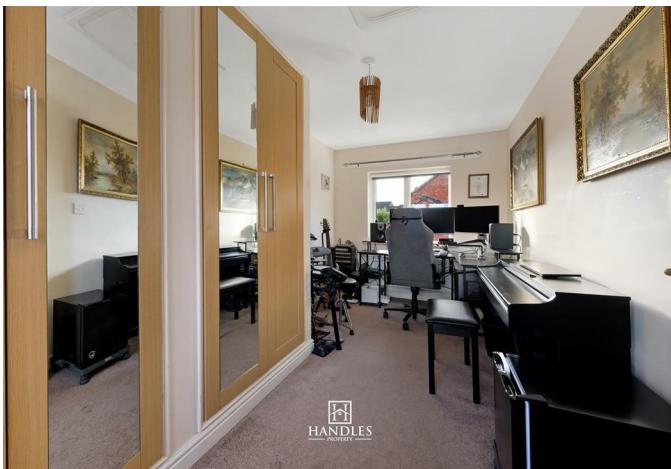
Offering approximately 1,019 sq ft of warm and well-planned accommodation, this modern home provides a versatile layout designed to suit both growing families and couples working from home.

The corner plot position has enabled the garage to be located to the rear rather than integrated into the main house. This thoughtful

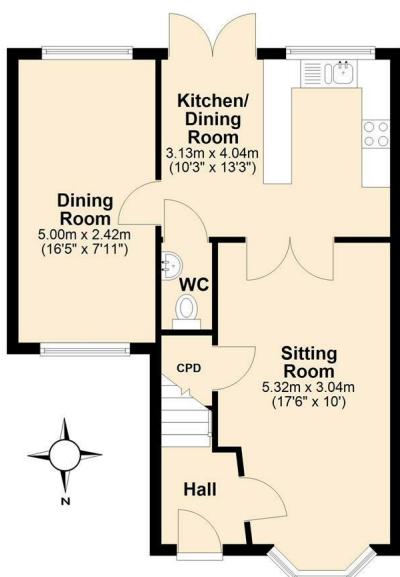
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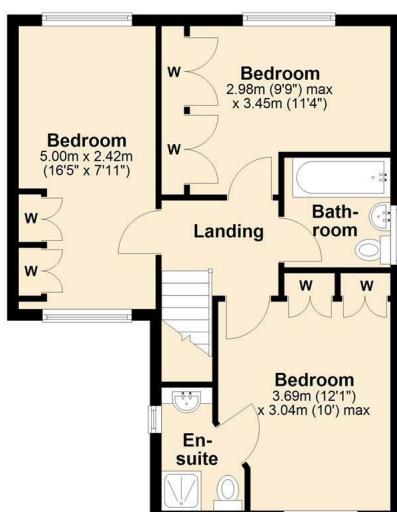




Ground Floor
Approx. 47.4 sq. metres (510.2 sq. feet)



First Floor
Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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