



Moorhill Road | Whitnash | CV31 2LN

Guide price £425,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Extended Three Double Bedroom Semi-Detached Property
- Garage & Driveway Parking For Up To Two Vehicles
- Attractive Sun-Filled Rear Garden
- Solar Panels
- EPC Rating: D

## Description

Kingsway Estate Agents are delighted to present this extended three-bedroom semi-detached home, ideally located in the heart of Whitnash.

Upon entering, you are welcomed by a convenient porch leading into a generous entrance hall, which flows seamlessly into the main living room. The living room features patio doors opening onto the rear garden and connects to a separate dining room. Double doors between the two rooms offer flexibility, allowing them to be used either as individual spaces or as one open-plan area.

The ground floor also boasts a bright and airy kitchen/diner, complete with side access and ample space for a large dining table, perfect for family meals and entertaining.

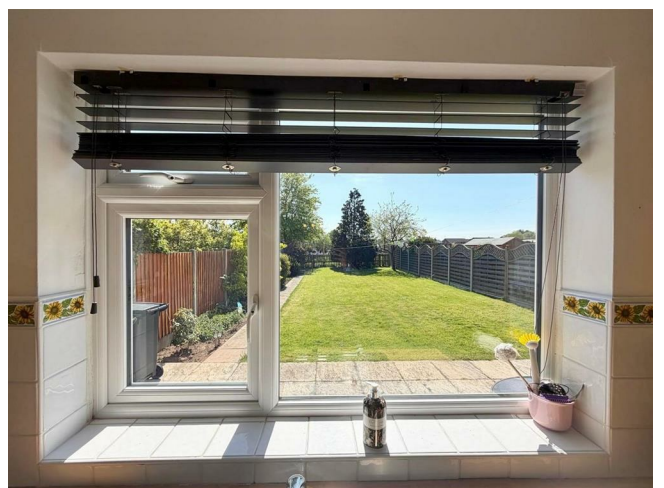
Upstairs, the property offers a particularly spacious primary bedroom, along with two further well-proportioned double bedrooms. The family bathroom is complemented by a separate WC for added convenience.

Externally, the home benefits from a garage, a driveway providing off-road parking for up to two vehicles, and a beautifully maintained, sun-filled garden.

Whitnash is a popular residential area in the heart of Warwickshire. Known for its friendly community feel, Whitnash offers a range of local amenities including shops, schools, parks and leisure facilities, making it ideal for families and professionals alike.

The area benefits from excellent transport links, with easy access to Leamington Spa town centre, nearby Warwick and major road networks such as the M40. Surrounded by attractive green spaces and within close proximity to the wider Warwickshire countryside, Whitnash combines suburban convenience with a relaxed, semi-rural lifestyle.

EPC Rating: D



Kitchen/Dining Room

19'2" x 10'11"

Living Room

19'7" x 13'3"

Dining Room

12'0" x 10'0"

Bedroom One

13'2" x 11'7"

Bedroom Two

13'5" x 8'10"

Bedroom Three

11'6" x 7'10"

Bathroom

7'9" x 8'10"

Garage

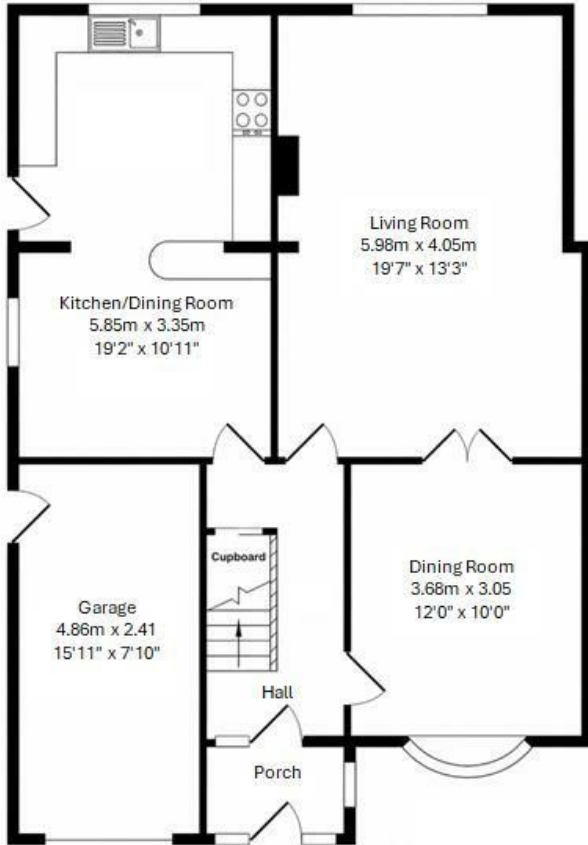






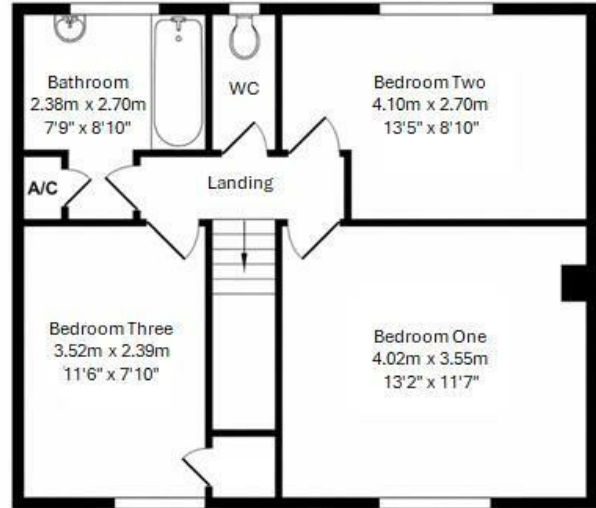
15'11" x 7'10"

# Floor plans



Ground Floor

Total Floor Area Approx. 125 sq. metres (1,345 sq. feet)



First Floor



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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