



**DM&Co.**  
— SALES & LETTINGS —

1 Wackrill Drive  
CV32 7UP

This Beautifully Presented 2-Bedroom Home Is Within A Short Drive To Leamington Spa Town Centre & Train Station. Available To Move Into On 26th August On An Unfurnished Basis.



## DETAILS

This spacious end terraced home is available to move into on 26th August on an unfurnished basis.

Entering into the property you are welcomed by a small hallway with stairs leading to the first floor.

From the hallway you have access to a beautiful bright & airy lounge which has access to the spacious kitchen/dining area which has an integrated electric hob & oven.

Upstairs, you have two large double bedrooms, both boasting built in wardrobes, & a modern family bathroom.

Warwick Council Tax - Band B



## OUTSIDE & LOCATION

Nestled on the peaceful and sought-after Wackrill Drive, this property enjoys a prime location just minutes from Leamington Spa's vibrant town centre. Surrounded by green spaces and excellent schools, it offers the perfect balance of tranquillity and convenience.

This property accommodates tandem parking for 2 cars.

The rear garden is accessed from double doors in the kitchen/diner & is easily maintained.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 91%

Vodafone - 81%

3 - 80%

O2 - 72%

Broadband Availability -

Virgin Media, Openreach

Broadband Type

Standard 26 Mbps (Highest available download speed) 0.9

Mbps (Highest available upload speed)

Superfast 76 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 1000 Mbps (Highest available download speed) 100

Mbps (Highest available upload speed)

Low Flood Risk



## OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

FEATURES

- Spacious 2-Bedroom House In Prime Location
- Bright & Airy Lounge
- Kitchen/Diner With French Doors Into Rear Garden
- Two Generous Double Bedrooms With Built-In-Wardrobes
- Modern Family Bathroom
- Easily Maintained Garden
- Driveway Parking For 2 Cars
- Holding Deposit - £276.00
- Security Deposit - £1384.61
- Available From 26th August On An Unfurnished Basis

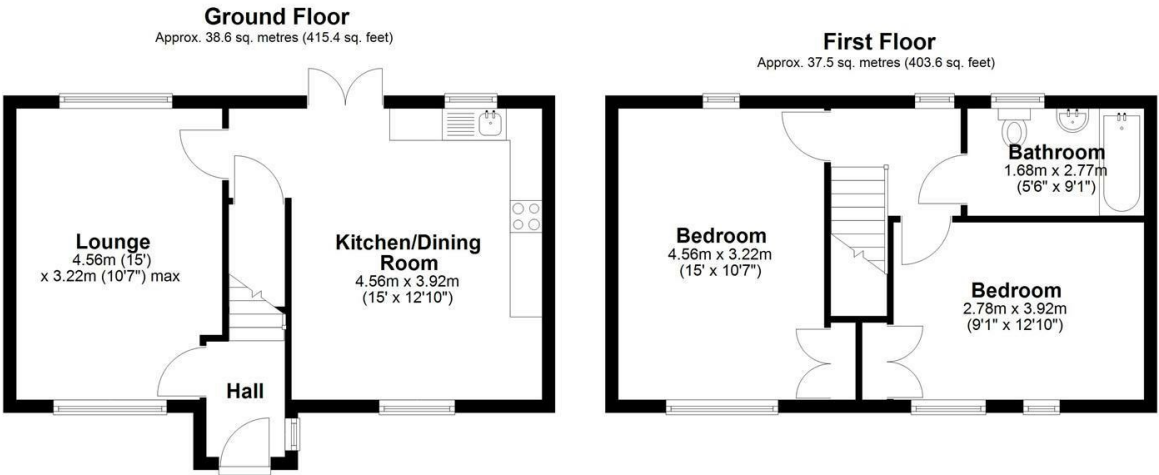
VIEWING

Book a viewing with Sole Agents DM & Co.  
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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Total area: approx. 76.1 sq. metres (819.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

