



5



Silver Birch Grove, Warwickshire, CV31 3QY

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE MID AUGUST \*\*\* Two bedroom end terrace house, walking distance to Leamington Town Centre and Train Station. Major supermarkets lay close by and easy access to all major bus routes.

This property comprises in brief: Hallway, breakfast kitchen with island and integrated appliances (washing machine and fridge/freezer). Living room with direct access via patio doors, to the rear private garden.

To the first floor: Double bedroom to the front elevation and generous single bedroom to the rear elevation, makes for a great office. Modern bathroom with full suite including shower over bath.

With off street parking for two cars and private garden mainly laid to lawn this property is offered UNFURNISHED. Energy Rating C. Council Tax Band C.





# Key Features

- AVAILABLE MID AUGUST
- Leamington Spa
- Two Bedrooms
- End Terrace House
- Ensuite Shower
- Driveway Parking
- Close to Town Centre & Train Station
- Private Garden
- Energy Rating C
- Council Tax Band

**PCM**  
**£995 PCM**

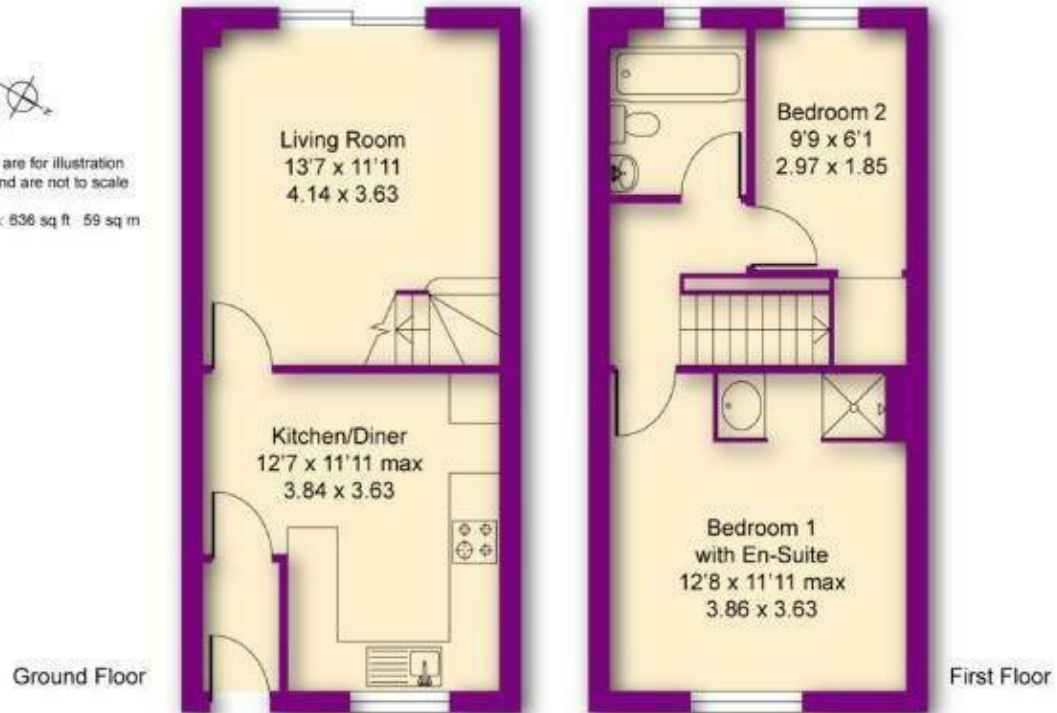
EPC Rating - C

Tenure -

Council Tax Band - C

Local Authority -  
Warwick District Council

Floor plans are for illustration purposes and are not to scale  
Approx. Area: 636 sq ft / 59 sq m



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee