



**SHELDON
BOSLEY
KNIGHT
FOR SALE**
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Telford Avenue, Leamington Spa, CV32 7HJ

**SHELDON
BOSLEY
KNIGHT**

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Property Description

A substantially extended and very well presented semi detached property in this highly sought after North Leamington location.

Ideally situated in the catchment area for Telford and North Leamington schools it would make a lovely family home. The spacious accommodation comprises in brief - Entrance hall, living room, cloakroom/w.c, large open plan kitchen/dining/family room with range of integrated appliances and bi-fold doors leading to the rear garden, large utility room and garage/storage area.

To the first floor there are three bedrooms and a wonderful refitted four piece family bathroom, and to the second floor a master bedroom with air conditioning unit and en suite shower room.

Outside there is driveway parking to the front and to the rear a good sized predominantly south west facing garden with lawn and patio areas.





Key Features

- Extended semi detached property
- Four bedrooms
- Large open plan kitchen/living/dining room
- South West facing rear garden
- Living room, large utility room
- Telford & North Leamington school catchment
- Refitted bathroom and further en-suite
- Very sought after tree lined road
- Driveway parking

Guide Price
£575,000

Entrance hall

Living room
13'6" x 11'4"

Cloakroom/w.c

Kitchen/dining/family
24'6" x 17'10"

Utility room
20'10" x 5'4"

Garage/store
13'10" x 6'2"

Bedroom
13'11" x 11'4"

Bedroom
13'7" x 9'4"

Bedroom
8'2" x 6'10"

Bathroom

Bedroom
11'9" x 11'4"

En-suite



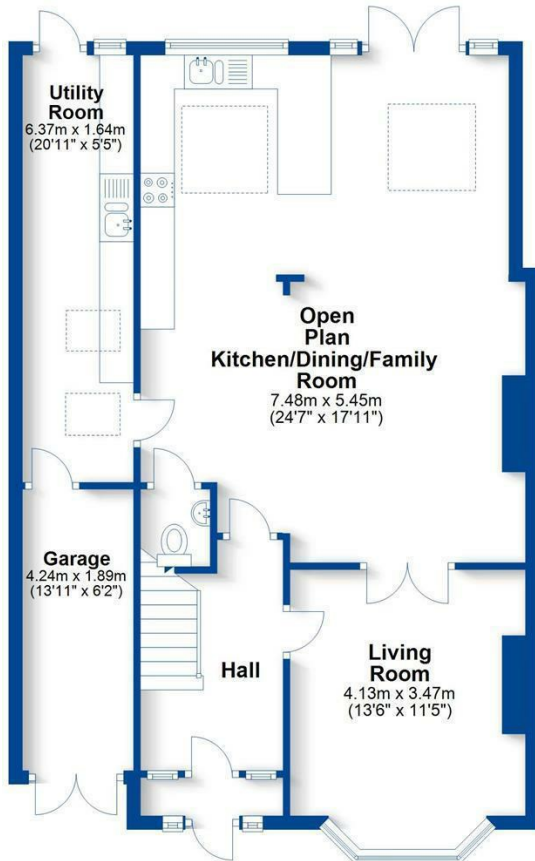




Floorplan

Ground Floor

Approx. 81.5 sq. metres (877.0 sq. feet)

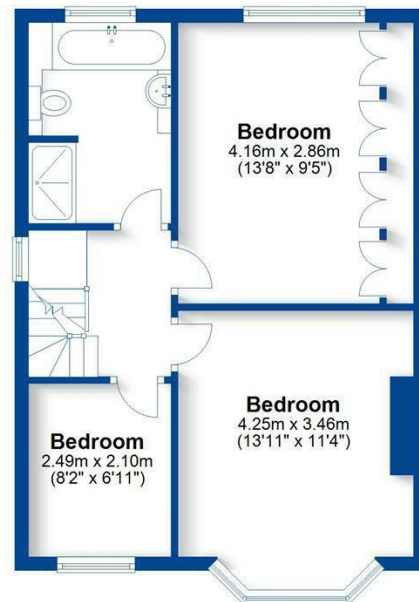


Total area: approx. 149.4 sq. metres (1608.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

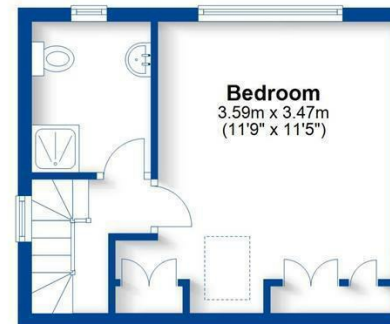
First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.7 sq. feet)



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Warwick District Council

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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