



**Connells**

Underhill Way  
Bishops Tachbrook Leamington Spa

# Underhill Way Bishops Tachbrook Leamington Spa CV33 9ST

for sale  
**£375,000**



## Property Description

Located in Bishops Tachbrook, just off the Oakley Wood Road is this beautifully presented three bedroom semi detached family home positioned in a cul-de-sac and located within close proximity to the Primary School.

The property comprises a hallway, lounge with understairs storage, spacious kitchen/diner, utility area and downstairs cloakroom, three bedrooms with en-suite to the master and main family bathroom.

The garden has been landscaped and benefits from a southerly aspect.

There is off road parking for two vehicles.

## Approach

### Entrance Hallway

Having stairs rising to the first floor and comprising a radiator and a door to the lounge.

### Lounge

14' 3" x 12' max ( 4.34m x 3.66m max )

Spacious, light and airy lounge having a television point, a radiator, double glazed windows to front and side elevations and a door to the kitchen.

### Kitchen

11' 8" x 12' 2" ( 3.56m x 3.71m )

Fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, electric hob with extractor fan over, a dishwasher and a fridge/freezer. Comprising tiled flooring, a radiator, ceiling spotlights, French doors leading to the garden, a door to the downstairs cloakroom and access to the utility area.

### Utility Area

Housing the central heating boiler whilst providing space for a washing machine. Comprising tiled flooring.

### Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiled flooring and a radiator.



## First Floor

### Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

### Bedroom One

9' 5" x 9' ( 2.87m x 2.74m )

The master bedroom benefits from fitted wardrobes, a television point, a radiator and a double glazed window to rear elevation.

### En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and a low level W/C. Having a shaver point, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

### Bedroom Two

10' 2" x 8' 8" ( 3.10m x 2.64m )

Double bedroom with a radiator and a double glazed window to front elevation.

### Bedroom Three

6' 8" x 11' 8" ( 2.03m x 3.56m )

Having a cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

### Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having a shaver point, ceiling spotlights and a double glazed window to side elevation.

## Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a shed.

### Parking

Driveway providing off road parking to the front of the property.

### Agent's Note

We understand from our seller that there is an annual estate/management charge of £167.00.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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