

# Underhill Way Bishops Tachbrook Leamington Spa









#### **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  $\pounds 167.00$ .











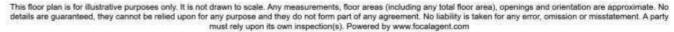






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