



Connells

Tachbrook Road  
Leamington Spa





### Property Description

Nestled in a popular area of Leamington Spa, this well-presented 1930's semi-detached family home offers modern open-plan living and excellent outdoor space, all within easy reach of the town centre and train station - perfect for commuters and families alike.

To the front of the property, a driveway provides off-road parking for two cars. Upon entering, you are welcomed by an entrance hallway with stairs rising to the first floor. The ground floor features a bright and spacious open-plan living area, currently arranged with a comfortable lounge to the front and a dining area to the rear, complete with patio doors opening out to the garden. The fitted kitchen is also located to the rear, offering a pleasant outlook over the garden.

To the first floor, there are three well-proportioned bedrooms, with bedroom two benefiting from a built-in cupboard, and a family bathroom completing the accommodation.

Outside, the rear garden has been beautifully maintained and thoughtfully designed, featuring a decking area ideal for outdoor dining, a lawn with a paved pathway leading to a further patio area with a charming wooden veranda, and an outbuilding offering excellent storage space with a side door and window. The property also benefits from side access leading to the front.

### Approach

Via bloc paved driveway providing off street parking for two cars with a door leading into the entrance hallway.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and doors to the open plan living area.

### Lounge

23' 1" max x 16' 7" max ( 7.04m max x 5.05m max )

Generously sized, light and airy, bay-fronted lounge. Consisting of built in cupboards, a television point, a radiator and access to the kitchen.

### Kitchen

Fitted with wall and base units with complementary solid wood work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer. There is an integrated electric oven, gas hob with cookerhood over and a freezer, whilst providing space for a washing machine and space for a fridge. Having tiled flooring and double glazed window to rear elevation.

## First Floor

### Landing

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

### Bedroom One

10' 1" max x 12' 7" max ( 3.07m max x 3.84m max )

Double bedroom with a radiator and a double glazed bay window to front elevation with fitted window seat providing additional storage.

### Bedroom Two

10' 1" max x 9' 9" max ( 3.07m max x 2.97m max )

Double bedroom having a radiator, a double glazed window to rear elevation and a built-in cupboard housing the central heating boiler.

### Bedroom Three

6' 7" x 6' 3" ( 2.01m x 1.91m )

With a radiator and a double glazed window to front elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having a heated towel rail and a double glazed window to side elevation.

### Outside

### Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed. Having patio and decking areas and side and rear gated access.

## Parking

Driveway providing off road parking for two cars.

## Outbuilding

13' 8" x 13' 8" ( 4.17m x 4.17m )

Great storage space having double glazed window to the side elevation.

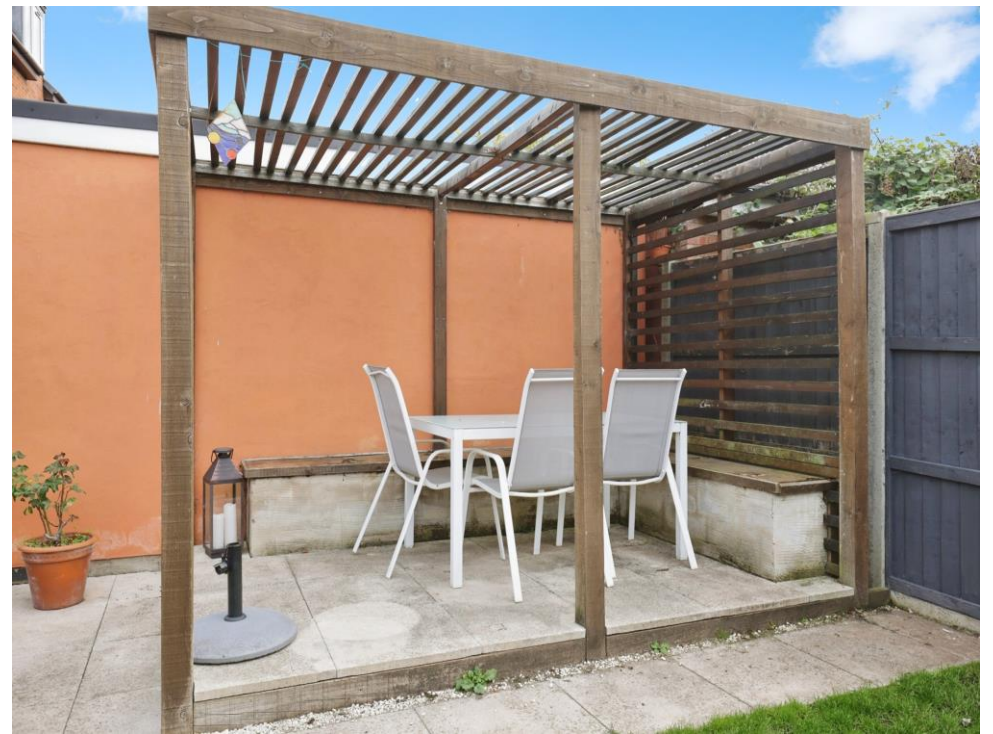
## Seller's Comments

When we were looking to buy this property we felt like each room had character to it and with the large windows felt very light and airy. Having the additional bedroom at the front of the property was a real plus point as we could have a separate study/office area as well as a spare room, now a nursery.

The garden was a real selling point for us and we'll be sad to be leaving it behind. We couldn't believe the size of the garden for the location of the house and the type of property. Nor the size of the outbuilding at the end of the garden.



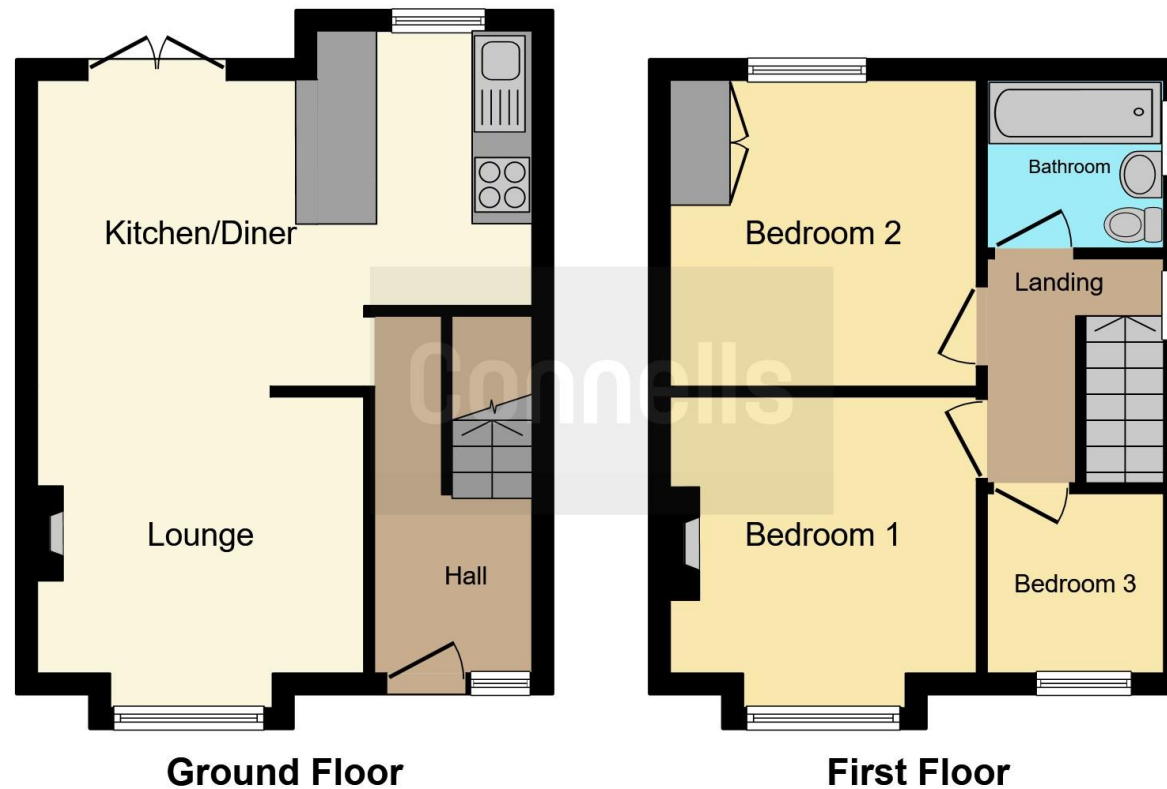












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**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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