



Connells
01926 881 441
FOR SALE

Connells

Kingsley Road
Bishops Tachbrook Leamington Spa

Kingsley Road Bishops Tachbrook Leamington Spa CV33 9RZ

for sale offers over
£350,000



Property Description

Situated in a highly sought after location in the ever so popular village of Bishops Tachbrook, is this traditional bay-fronted, semi-detached family home. Ideally set within a good school catchment, with Bishops Tachbrook Primary School a short walk away.

Thoughtfully improved and lovingly maintained by the current owners, this home offers generous accommodation throughout.

Briefly comprising; welcoming entrance hallway, bay-fronted lounge and modern and newly fitted (2024) kitchen/dining room.

To the first floor, there are two double bedrooms and a generous third single bedroom as well as the family bathroom which was newly fitted in 2025.

Externally the property boasts a great size rear garden To the front there is driveway providing off road parking for multiple cars and a garage.

benefitting from a gas feature fire place, a television point, radiator and a double glazed bay window to front elevation.

Kitchen/Dining

11' 9" x 19' max (3.58m x 5.79m max)

Newly fitted in 2024, a modern and immaculate kitchen with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. Integrated appliances include; an electric oven, an induction hob with cooker hood over, a washer/dryer, dishwasher and a fridge/freezer. Comprising a radiator, a double glazed window to rear elevation and Bi-fold doors leading to the garden.

Approach

Set back from the road behind the lawned fore-garden and driveway.

Entrance Hallway

Door to front and comprising an under stairs storage cupboard, stairs rising to the first floor and doors to the lounge, dining room and kitchen.

Lounge

12' 8" max into alcove x 13' 8" into bay (3.86m max into alcove x 4.17m into bay)

Spacious, light and airy bay fronted lounge

First Floor

Landing

The stairs lead from the hallway, comprising an airing cupboard housing the hot water tank, a double glazed window to side elevation, loft access which is boarded and doors to all bedrooms and the family bathroom.

Bedroom One

10' 11" max x 14' 5" max into bay (3.33m max x 4.39m max into bay)

Generously sized double bedroom comprising a radiator and a double glazed bay window to front elevation.

Bedroom Two

11' 11" x 10' 11" max (3.63m x 3.33m max)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

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

Bathroom

Fitted in 2025 with a white three piece suite comprising a wash hand basin, bath with rainfall shower over, low level WC, partly tiled walls, a heated towel rail, a shaver point and a double glazed window to rear elevation.

Outside

Rear Garden

Generously sized garden being mainly laid to lawn and fence enclosed. Comprising a patio area and gated side access.

Garage

16' 5" x 8' (5.00m x 2.44m)

Having power, light, an up and over door and windows to side and rear elevations.

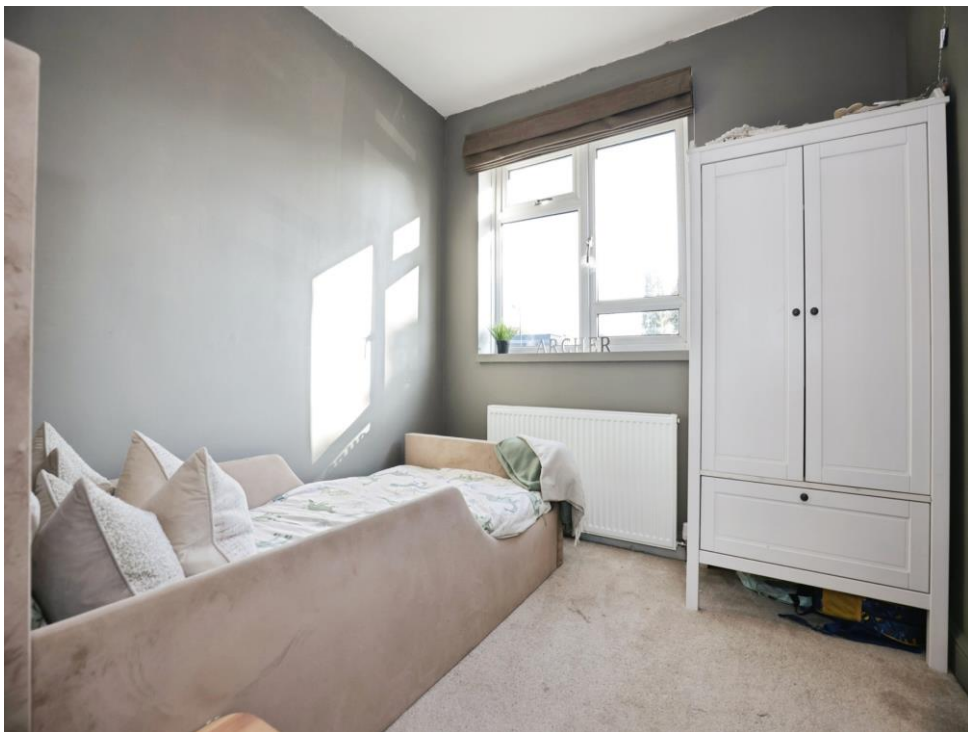
Parking

Driveway to the front of the property providing off road parking for two/three cars.

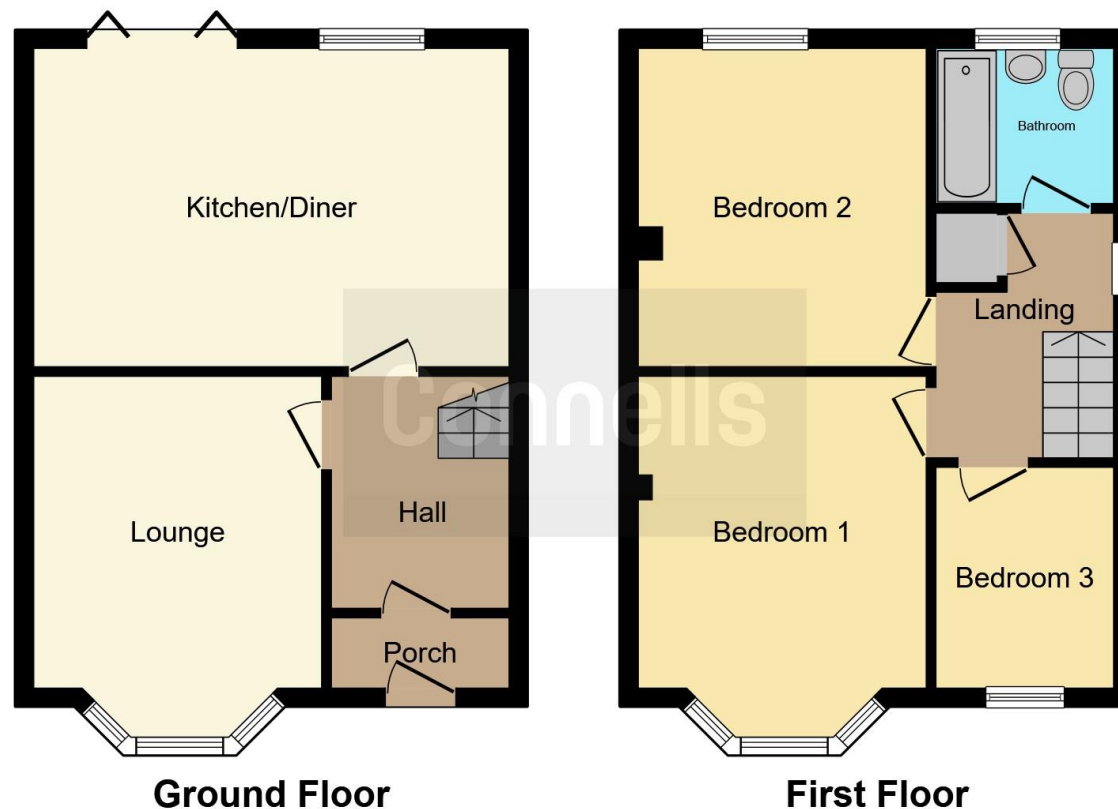
Seller's Comments

It has been a pleasure living in this area of Leamington over the years - it is a friendly community with wonderful neighbours and has lots to offer for families . Having easy access to a primary school and local amenities whilst also giving a private and secluded location of a village is what drew us to the area. The location in regards to transport links has made commuting a breeze. We've put lots of love into the property to bring it back to its glory ready for the next owners.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314743



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