



Connells

Mallory Road
Bishops Tachbrook Leamington Spa

Mallory Road Bishops Tachbrook Leamington Spa CV33 9QY

for sale
£325,000



Property Description

A charming end-of-terrace family home, perfectly positioned in the ever-popular village of Bishops Tachbrook.

Set behind a lovely front garden, a pathway leads you to the welcoming front porch, a practical space ideal for coats, shoes and additional storage. From here, a door opens into the bright and spacious living-dining room, offering a versatile area for relaxing and entertaining.

The recently fitted kitchen/breakfast room sits just beyond, boasting modern finishes, plenty of workspace and room for casual dining. From the kitchen, stairs rise to the first floor, while a further door leads into the useful utility room which also benefits from a guest cloakroom. The kitchen also provides direct access out to the rear garden.

To the first floor there are three well-proportioned double bedrooms and a contemporary family bathroom, making this an ideal layout for growing families.

Outside, the home enjoys a well-maintained rear garden featuring a paved patio area perfect for outdoor dining, a neat lawn and a handy garden shed.

With its village setting, generous living space and thoughtful upgrades, this lovely home is ready to welcome its next family.

Approach

Via a lawn front garden with a pathway leading to the porch.

Entrance Hallway

Welcoming entrance porch with vinyl flooring, a double glazed window to side elevation and doors to lounge/diner

Lounge/Diner

19' 6" max x 11' 8" max (5.94m max x 3.56m max)

Spacious, light and airy lounge consisting of an under stairs storage cupboard, luxury vinyl flooring, two radiators and a double glazed window to front elevation.

Kitchen

12' 3" x 11' 9" (3.73m x 3.58m)

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; a double electric oven, electric hob with cooker hood over, a dishwasher and a fridge/freezer. With stairs rising to the first floor and benefitting from a breakfast bar, a double glazed window to rear elevation and a door leading to the utility room and door to rear porch which leads into the rear garden.

Utility Room

5' 9" x 9' (1.75m x 2.74m)

Providing space for a washing machine and a tumble dryer as well as having a window to rear elevation and a door leading to the downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a double glazed window to side elevation.

First Floor

Landing

The stairs lead from the kitchen. There is access to the partly boarded loft and an airing cupboard housing the combi-boiler. With doors to all bedrooms and the family bathroom.

Bedroom One

9' 4" x 10' 8" (2.84m x 3.25m)

Double bedroom benefitting from built-in wardrobes and two built-in storage cupboards, a radiator and a double glazed window to rear elevation.

Bedroom Two

9' 5" x 10' 9" (2.87m x 3.28m)

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

Bedroom Three

9' 7" x 12' (2.92m x 3.66m)

Double bedroom 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 fully tiled walls, tiled flooring, a heated towel rail, a double glazed window to rear elevation and a built-in storage cupboard.

Outside

Rear Garden

Having a paved patio area perfect for external dining, the rest is laid to lawn with fence panels to the borders and a shed.

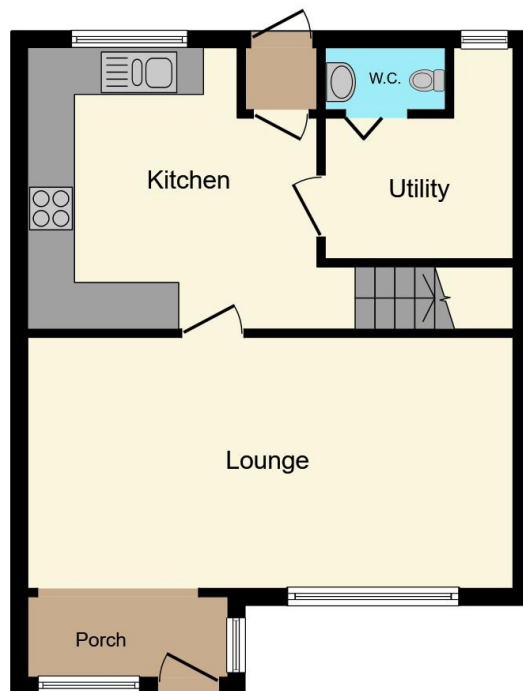
Parking

Communal parking to the front.

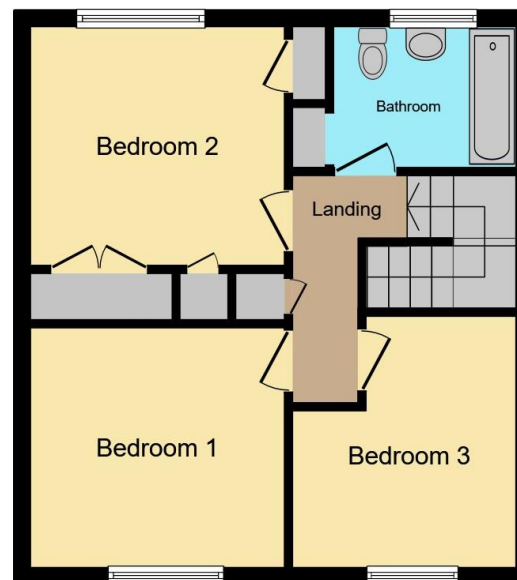








Ground Floor



First Floor

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.propertybox.io

Connells

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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