



**Connells**

Mallory Road  
Bishops Tachbrook Leamington Spa



## 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

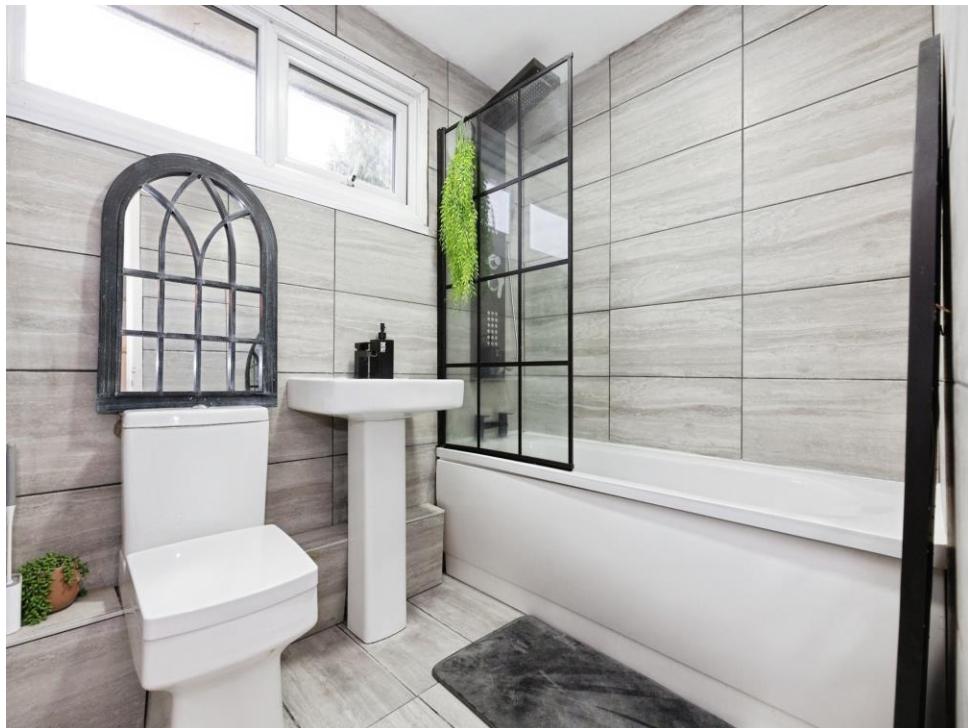
### Rear Garden

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

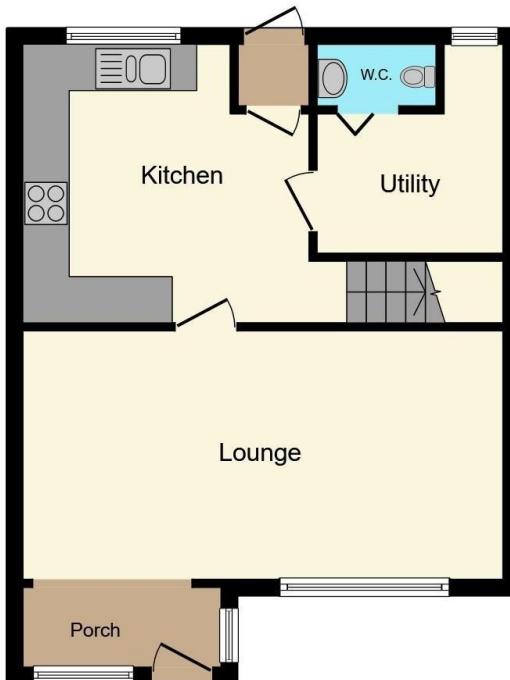
### Parking

Communal parking to the front.

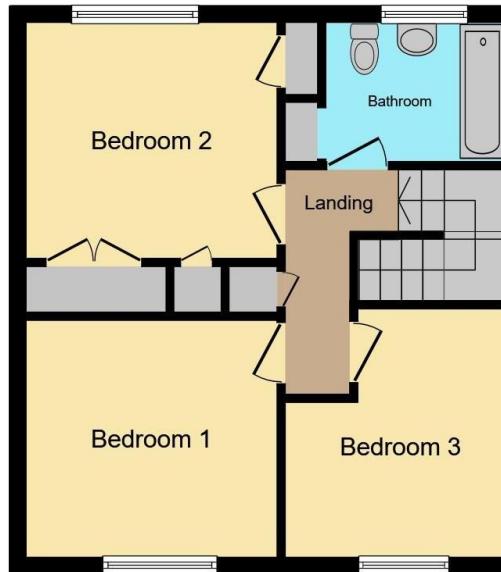








**Ground Floor**



**First Floor**

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**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: C

Tenure: Freehold

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