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RESIDENTIAL

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6, Birchway Close, Leamington Spa



A much improved and extended detached family residence providing well-appointed four bedroomed and two bathroom accommodation featuring an impressively fitted breakfast kitchen, in this well-regarded north Leamington Spa cul-de-sac location.

[Birchway Close](#)

Located just off Old Milverton Lane is a popular and established cul-de-sac location ideally sited within easy reach of the town centre some two miles distant, with a good range of local facilities and amenities available locally, including shops, schools

and a variety of recreational facilities. This particular location has proved to be very popular in recent years.

ehB Residential are pleased to offer Birchway Close, which is a much improved and extended, detached family residence, the property having uPVC double glazing, gas-fired central heating and has been extended to provide well-proportioned four bedroomed and two bathroomed accommodation which features a comprehensively fitted dining/kitchen with appliances, and has been maintained to an excellent standard throughout.

The property boasts large living room with bi-folds and additional versatile reception room, and is particularly well-situated at the head of this quiet established cul-de-sac.

In detail the accommodation comprises;

[Reception Hall](#)

With timber and glazed entrance door and with oak doors leading off, built-in shoe cupboard, wood flooring.





Ground Floor WC/Utility

With low flush WC, wash hand basin with mixer tap, chrome heated towel rail, laminate flooring, upvc double glazed window, extractor, and large utility cupboard incorporating venting and plumbing for automatic washing machine and tumble dryer, and shelving over.

Living Room

15'11 x 12'10" (4.85m x 3.91m)

Stone fireplace and hearth with ornamental electric fire, TV point, bi-folding doors with integral blinds lead to rear garden, downlighters, radiator and glazed panelled door to dining kitchen.

Snug/Play Room/Study

11'10" x 8'10" (3.61m x 2.69m)

Downlighters, radiator, upvc double glazed window to front elevation and double doors to built-in cupboard.

Dining Kitchen

27'9" x 11'9" (max) (8.46m x 3.58m (max))

Upvc double glazed bow window to front, wood look flooring, understairs cupboard, extensive range of gloss white faced and wood effect base cupboards and drawer units with complementary roll-edged work

surfaces, tiled splashbacks and high level cupboards. Two built-in Bosch ovens, microwave oven, warming drawer, dishwasher and four ring ceramic hob unit with extractor hood over. Inset single drainer sink unit with mixer tap, recess for American-style fridge, downlighters. Twin French doors with integrated venetian blinds to rear garden to dining area.

Stairs and First Floor Landing

Similarly styled oak doors to all rooms, radiator, access to partly boarded roof space, airing cupboard with Vaillant gas fired central heating boiler.



Master Bedroom

13'8" inc w'robes x 8'0" ext to 17'1" into d'way
(4.17m inc w'robes x 2.44m ext to 5.21m into d'way)
Radiator, downlighters, full width range of built-in wardrobes with mirrored doors, hanging rail and shelves.

En-Suite Shower Room/WC

Wood look flooring, tiled shower cubicle with integrated shower unit, wash hand basin with mixer tap, tiled splashback, chrome radiator towel rail, low flush WC, extractor fan and spotlights, upvc obscure double glazed window.

Bedroom Two

12'10" plus built-in w'robe x 8'9" (3.91m plus built-in w'robe x 2.67m)
Double built-in wardrobes with mirrored doors, hanging rail and shelves, radiator, upvc double glazed window.

Bedroom Three

10'2" x 8'3" plus built-in w'robe (3.10m x 2.51m plus built-in w'robe)
Double built-in wardrobe with hanging rail and shelf, radiator, upvc double glazed window.



Bedroom Four

9'11" max x 6'11" (3.02m max x 2.11m)
Radiator, upvc double glazed window to rear, laminate floor.

Family Bathroom/WC

6'10" x 6'3" (2.08m x 1.91m)
Tiled with white suite comprising panelled bath, pedestal wash hand basin, low level WC, integrated shower unit, shower rail and curtain, chrome heated towel rail.



Outside (Front)

Block-paved driveway and good sized car parking facility flanked by established flower borders. Pedestrian access to the rear garden.

Outside (Rear)

Being partly walled and close boarded fenced with paved patio, shaped lawn and raised gravelled flower beds, summer house, large patio, additional side store.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects.

Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

CV32 6BJ

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

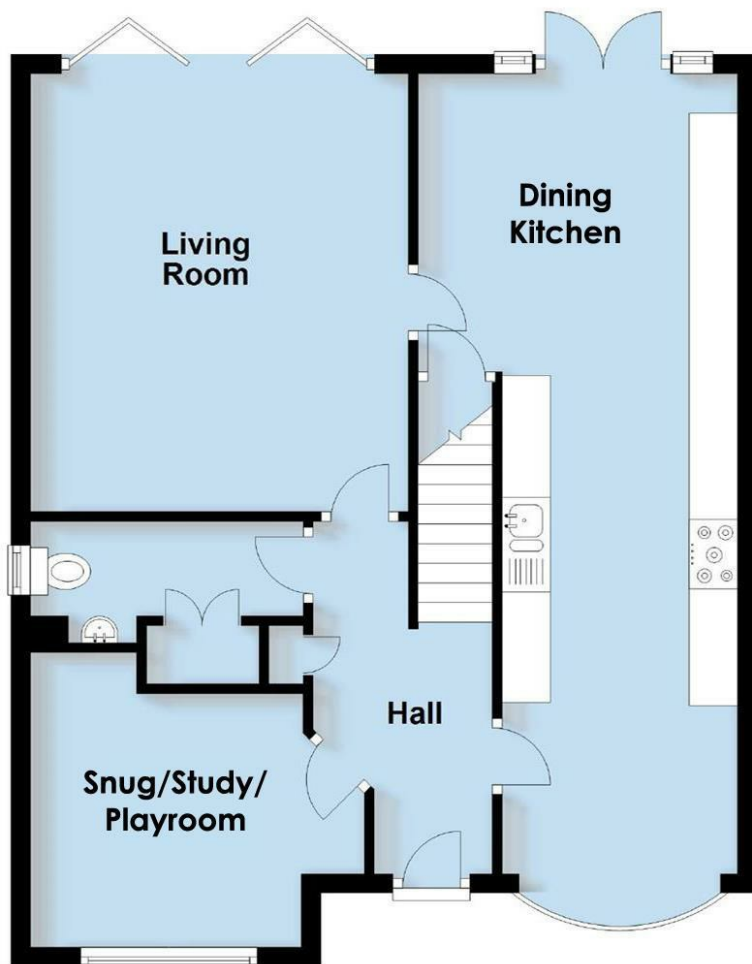
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	86
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

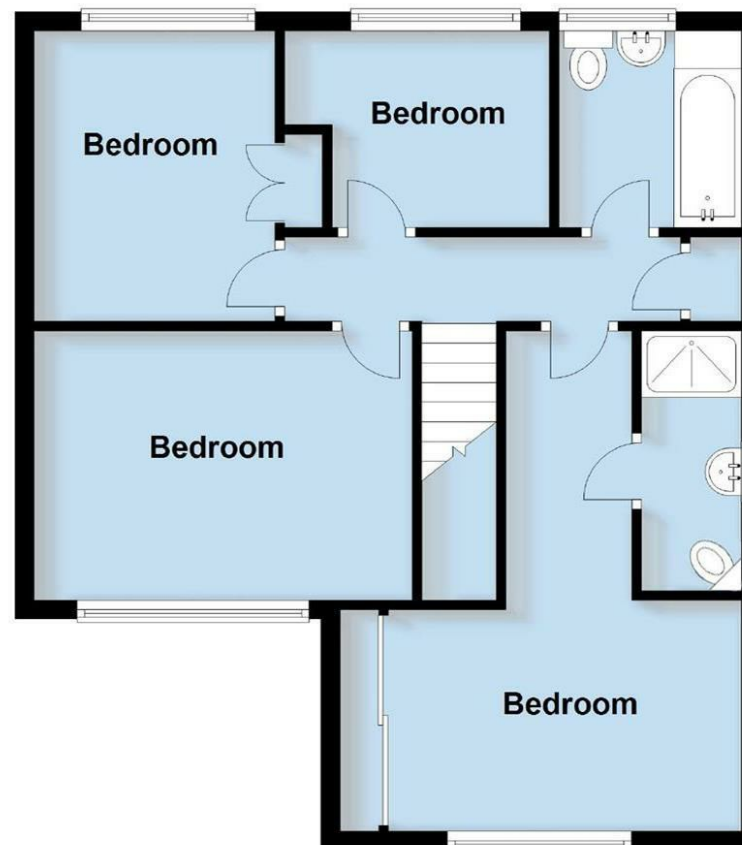
Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 118.3 sq. metres (1273.7 sq. feet)