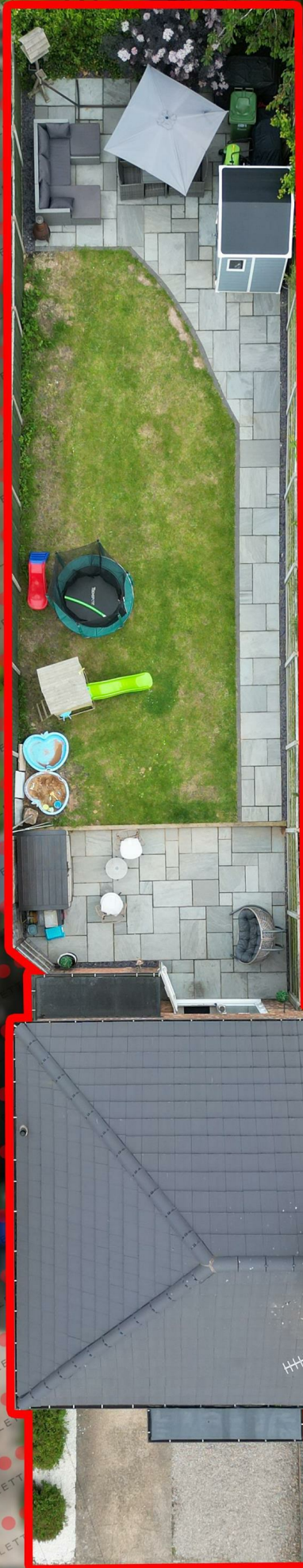




TACHBROOK ROAD, WHITNASH

complete ●●●
SALES & LETTINGS





1930s stylish semi-detached home situated set back from Tachbrook Road. The current owners have planning permission for a double-storey rear extension. prices of entrance hall, lounge diner with upgraded lighting, re-fitted white gloss kitchen, three bedrooms and family bathroom. The property benefits from a landscaped large family garden with the potential for rear access. There is off-road parking at the front for two cars and the home benefits from a new roof. The location is great for local schools such as Briar Hill, St Joseph's and St Margarets. Well suited for JLR, the M40 and the Leamington train station.



It's in the detail...

Entrance Hall

UPVC double glazed door leads into the entrance hall which has timber effect laminate flooring, a uPVC double glazed window, feature wallpaper wall, a radiator, a carpeted staircase leads to the first floor with understate storage covered. Painted panels door to the lounge diner.



Lounge Diner

Continuation of the timber effect laminate flooring, a uPVC double glazed box bay window to the front, spotlights, two radiators, large uPVC double French doors to the garden and large opening food to the kitchen.

Kitchen

White gloss handleless kitchen with squared edge cement effect worktops which includes a ceramic single bowl sink, with mixer tap and drainer. There is a fitted oven with four ring induction hob, a stainless steel splash-back with extractor over. There is a fitted fridge freezer, space and plumbing for a washing machine, slimline fitted dishwasher, tiled flooring and a uPVC double glazed window.



Landing

Carpeted landing with loft hatch to the boarded loft, doors through to the three bedrooms and bathroom. A uPVC double glazed window.

Bedroom One

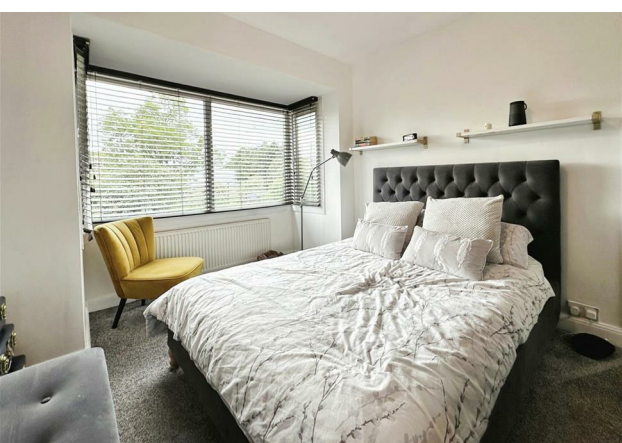
A double bedroom with a uPVC double glaze box bay window to the front. There is a radiator and it's neutrally decorated.

Bedroom Two

A double bedroom with a UPVC double window overlooking the garden. There is a cupboard housing the gas combination boiler and there is a radiator.

Bedroom Three

A single bedroom with a radiator and a uPVC double window.



Bathroom

A stylish modern bathroom with grey tiling walls and floor, deep bath with central chrome mixer tap, glass shower screen and mains thermostatic rainfall shower with handheld attachment. There's a chrome towel radiator, down-lights, coving, toilet, vanity storage unit with large sink and mixer. There is a vanity mirror cabinet with LED lighting.

Rear Garden

Professional landscaped with large areas of grey sandstone patio, there is a sandstone path that leads to a further terrace at the rear which catches



the sun. There is a large sleeper retained lawn and enclosed fencing, with cement gravel boards and posts.

Parking

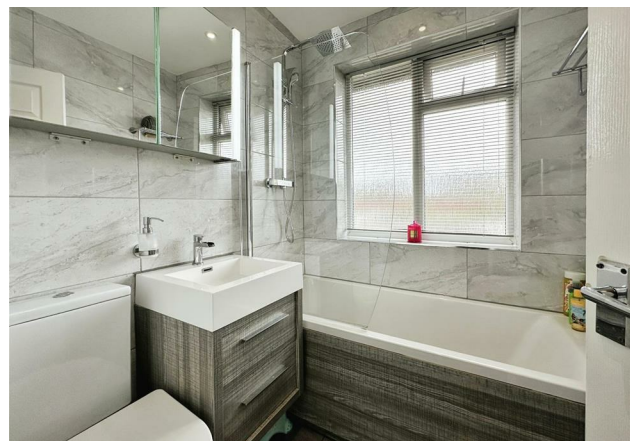
Cement & stoned driveway for parking two cars side-by-side.

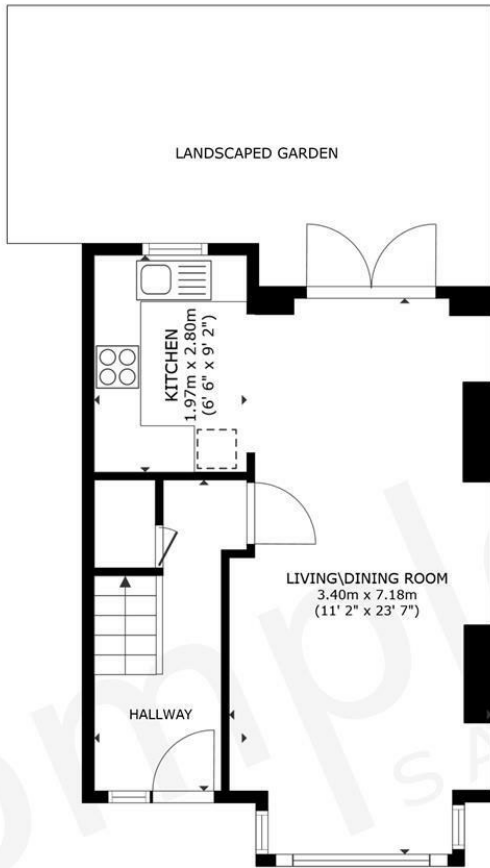
Planning Permission

Erection of two storey and single storey rear extension- Granted- Mon 15 Aug 2022- application number - W/22/0862

Location

Tachbrook Road is located in the popular suburb of Whitnash, on the southern outskirts of Leamington Spa. The property is within easy reach of a range of local amenities, including shops, restaurants, and schools, as well as the charming and historic town centre of Leamington Spa, which is just a short drive away. Whitnash is known for its strong sense of community and family-friendly atmosphere and offers a variety of green spaces and parks for outdoor activities, such as the Whitnash Park and the Coventry Way Footpath. The location also provides excellent transport links, with easy access to the M40 motorway and nearby railway stations, which offer regular services to Birmingham, Coventry, and London. Overall, Tachbrook Road offers a peaceful and convenient setting, ideal for families or professionals looking for a comfortable and well-connected home.



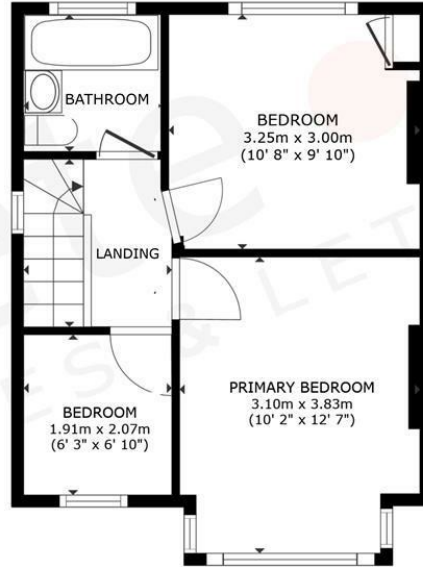


FLOOR 1



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Brian Williams
01926 887723
The Leamington Property Expert

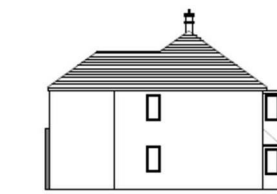


FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1 35.8 m² (385 sq.ft.) FLOOR 2 33.6 m² (361 sq.ft.)
EXCLUDED AREAS : PATIO 20.9 m² (225 sq.ft.)
TOTAL : 69.3 m² (746 sq.ft.)

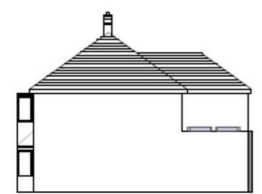
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



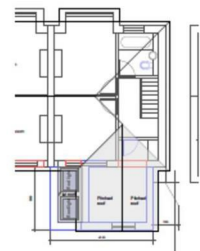
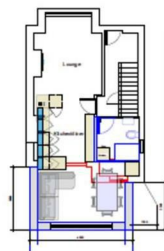
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Scale: 1:100



11 [Proposed back Elevation]
Scale: 1:100

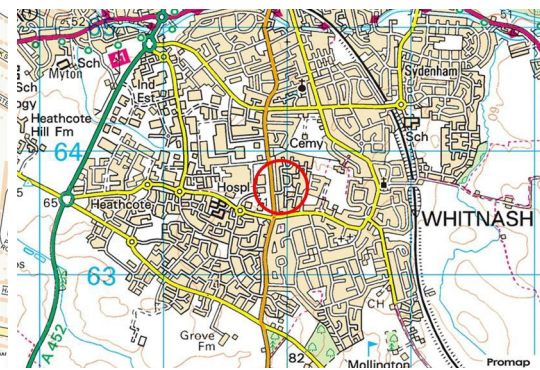
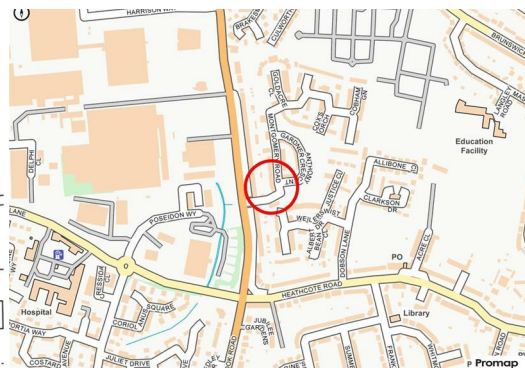


14 [Proposed side Elevation]
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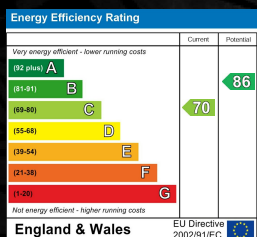


- 1930's Semi detached
- Planning Permission Granted
- Fitted Kitchen
- Upgraded Lighting
- Off Road Parking
- Three Bedrooms
- Open Plan Lounge/Diner
- New Roof
- Landscaped Garden
- Stylish Bathroom



TACHBROOK ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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