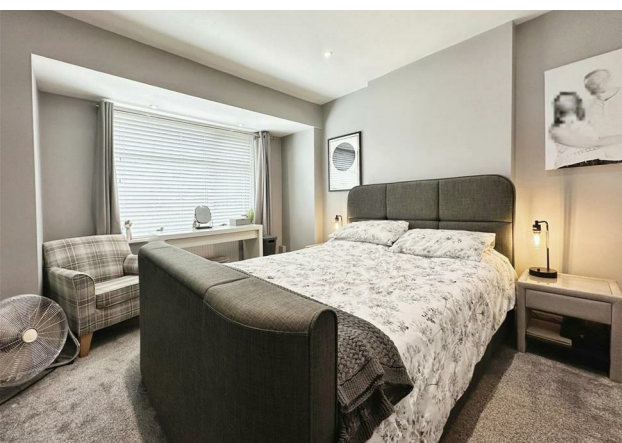




TACHBROOK ROAD, WHITNASH

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SALES & LETTINGS





A traditional 1930s semi-detached family home on the side road of Tachbrook Road with drawings for a kitchen extension (not yet submitted to planning). The home has a lounge diner, a large conservatory, a kitchen and a guest WC. The upstairs is fantastic being plastered with good lighting and a stylish four-piece bathroom and three bedrooms. Original 1930s doors and beautiful parquet flooring downstairs. There is also a block-paved drive for parking two cars side-by-side at the front but there is also a landscaped garden and garage with rear access. The location is fantastic for Whitnash schools, but also great if you need access to Jaguar Land Rover and the train station.

It's in the details...

Entrance Hall

Modern composite entrance door with long frosted window with matching uPVC frosted window to the side. The entrance hall has a tall two-column anthracite-coloured radiator, original block parquet flooring, under-stair storage cupboards and carpeted stairs leading to the first floor. There is downlighting, and 1930s doors through to the kitchen and lounge diner.

Lounge/Diner

Open plan lounge diner with original block parquet flooring, a uPVC double glazed half bay window to the front, and an anthracite modern radiator, quartz window shelf and wood burning stove with oak mantle. Chrome sockets and switches a second and anthracite modern radiator and sliding uPVC double glazed doors to the conservatory.

Kitchen

Small kitchen with gloss white units, mottled worktops which includes 1 & 1/2 bowl stainless steel sink, double oven, four ring electric hob with extractor over. Space and plumbing for the washing machine and space for a slimline dishwasher. Worcester gas combination boiler. Timber door to guest WC.

Guest WC

Black tiled floor, Sani-flo toilet, chrome electric towel radiator, handbasin with mixer tap, some tiling, an extractor and the electric consumer units.

Conservatory

A uPVC double glazed conservatory with polycarbonate roof, some brick walling, laminate flooring, gloss white storage cupboards with chrome handles, worktops and a breakfast bar. French doors to the garden in timber glazed door through to the kitchen.

Plans ready drawn

The owner has drawings for converting this conservatory into a lovely family kitchen which would be brick built these plans have not been submitted to the planning office- so subject to planning permission.

Landing

Well-appointed landing with spotlights, a uPVC double glazed window with Quartz vein effect shelf, painted balustrade and 1930s doors to the three bedrooms and bathroom. There was a loft hatch to the boarded loft that has a ladder.

Bedroom One

A spacious bedroom with a UPVC double glazed half bay window to the front, a radiator, timber effect laminate flooring and a whole wall of mirrored wardrobes.

Bedroom Two

A good size double bedroom with a uPVC double glazed window overlooking the rear garden. There is downlighting, well plastered with modern skirting and a radiator.

Bedroom Three

A single bedroom with new plastered walls & ceiling, downlights, a uPVC double glazed window to the front elevation with marble vein effect quartz window shelf, a radiator and timber laminate flooring.



Bathroom

A very stylish bathroom has been fitted with a floor-standing bath with a black floor-standing mixer tap with a handheld attachment, a floating Roca handbasin, with a black mixer tap, an LED mirror, a low profile walk-in shower with a flipper panel and a thermostatic black rainfall shower that has a handheld attachment. There is grey stylish tiling to walls and floor which has under-floor heating, downlights, an extractor and an uPVC window to the front elevation.

Rear garden

A low maintenance landscaped garden with sandstone patio, artificial lawn, several areas of decking deck steps at lead up to deck terrace grateful enjoying the sunshine. There is a concrete section garage with rear access and also gate to the rear access. Fitted log store.

Garage

Concrete sectional garage with open over door, windows to side and rear. There is power and lighting.

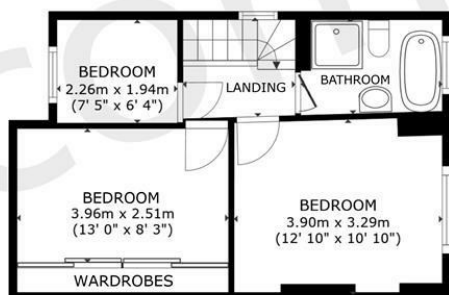
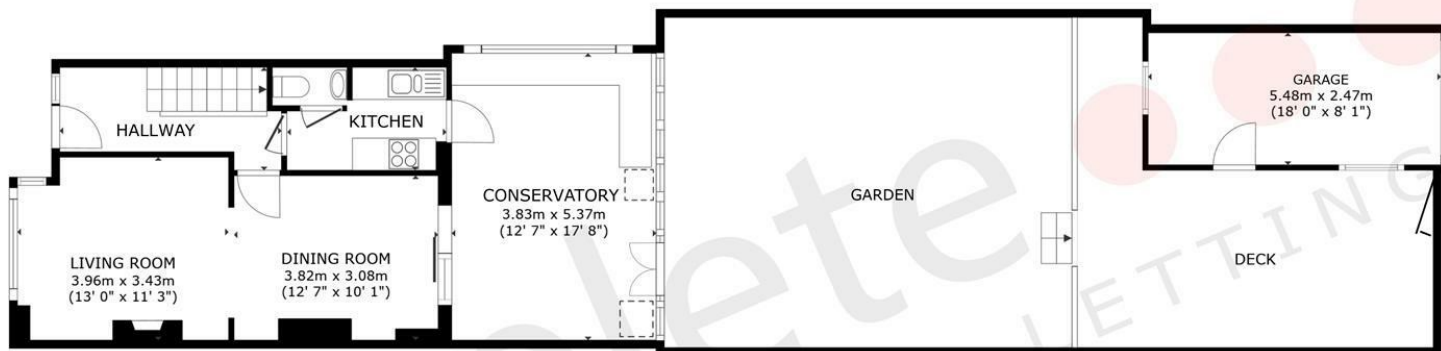
Parking & Front

Block paved parking for two cars side-by-side there is also an EV charging point.

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





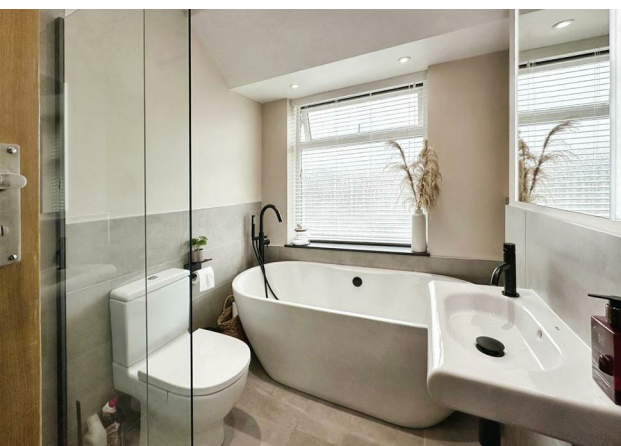
GROSS INTERNAL AREA
 FLOOR 1 73.9 m² (796 sq.ft.) FLOOR 2 39.0 m² (419 sq.ft.)
 EXCLUDED AREAS : PATIO 47.2 m² (508 sq.ft.)
 TOTAL : 112.9 m² (1,215 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

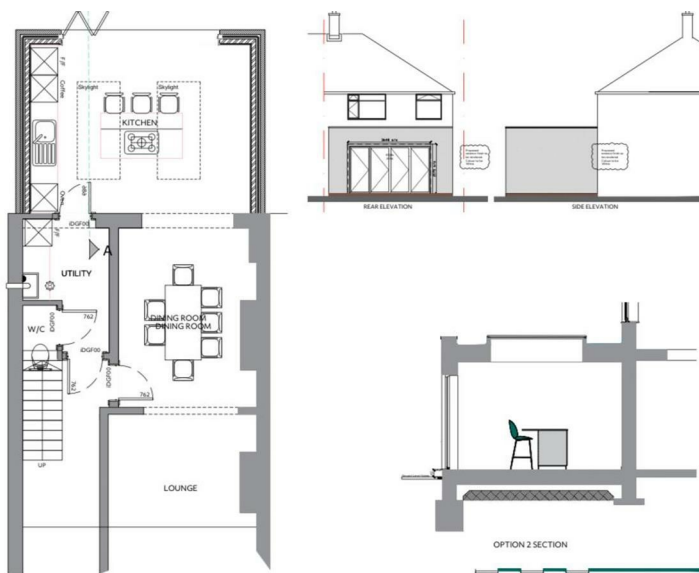


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Brian Williams
 01926 887723
 The Leamington Property Expert



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.



REVISION DETAILS	REV	DESCRIPTION	DATE	BY
A	1	Final design for construction	03/04/24	BG

TITLE	PROPOSED PLANS & ELEVATIONS
PROJECT	Single Storey Rear Extension
DRAWING REFERENCE	0004-1101
DATE	25/10/23
SCALE	1:100 / 1:50 @A3 BG
CONTACT	BGlazehill123@gmail.com

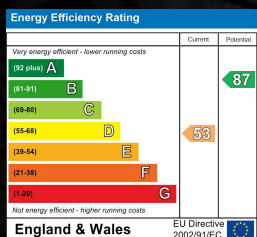


- A 1930's Semi Detached
- Open Plan Lounge/Diner
- Plans Drawn For Extended Kitchen- Not Submitted
- Guest WC
- Garage To Rear
- Three Bedrooms
- Luxury Bathroom
- Kitchen (Would become utility if planning granted)
- Off Road Parking & EV Charging Point
- Popular Whitnash



TACHBROOK ROAD, LEAMINGTON SPA

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



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