



BIRCHWAY CLOSE, MILVERTON

complete ●●●
SALES & LETTINGS





An extended four-bedroom detached home in a cul-de-sac in Milverton, North West Leamington. Family home comprises an entrance hall, guest WC, through lounge diner with wonderful oak flooring, a kitchen, four bedrooms and a bathroom. Outside of the south-facing garden, which has a summer house and carp pond. The property also has off-road parking in the front and an integral garage. Well located for schools such as Broadhurst Primary, Trinity School, Milverton Primary and North Leamington. The location has some great country walks and is about a 15-20-minute walk to the town centre. This Home is offered with no onward chain.

It's in the details...



Hallway

Timber painted door leads into the mini hallway, which has a timber single-glazed window to the side, fitted door matting and a glazed internal door through to the lounge diner.

Guest WC

With a toilet and a small handbasin, half-height panelling, radiator, vinyl flooring and a uPVC double glazed window.



Lounge Diner

With recently sanded and oiled feature oak flooring, two radiators, a uPVC double glazed window to the front elevation and being freshly decorated. A gas fireplace with timber surround, down-lighting, coving, door to the kitchen and uPVC double glazed French doors to the garden with matching side windows.

Kitchen

Beech kitchen units, with dark worktops, a one-and-a-half bowl white sink, with mixer tap and drainer. A gas hob, a fitted oven, an extractor, space and plumbing for a washing machine. A large uPVC double glazed window to the rear, down-lighting and a glazed door to the side passage.

Landing

A carpeted landing with painted doors through to the four bedrooms and family bathroom. There was a large loft hatch with a pulldown ladder to the boarded loft.



Bedroom One

With two uPVC double glazed windows, a radiator, built-in shelving and downlights. There's plenty of space for bedroom furniture.

Bedroom Two

Double bedroom with an open wardrobe with storage shelving. There is a radiator and a uPVC double glazed window to the front aspect.

Bedroom Three

A double bedroom, with wall lighting, radiator and a uPVC double glazed window.

Bedroom Four

Fit with an open wardrobe with shelving, a radiator and a uPVC double glazed window overlooking the garden.



Bathroom

White sweet comprising a bath with a chrome mixer tap and a hand towel shower attachment. There is a thermostatic main shower with a glass shower screen. Pedestal hand wash basin, a toilet, a radiator, tile splashback, towel flooring, down-lighting and a uPVC double glazed window.



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY

Rear Garden

A landscaped garden, which includes an extensive patio, steps up to the lawn area and then a further decked balustrade to the summer house, which overlooks the large carp pond. Outside tap. There is gated access on both sides of the property.

Driveway

Tarmac drive for parking 2-3 cars

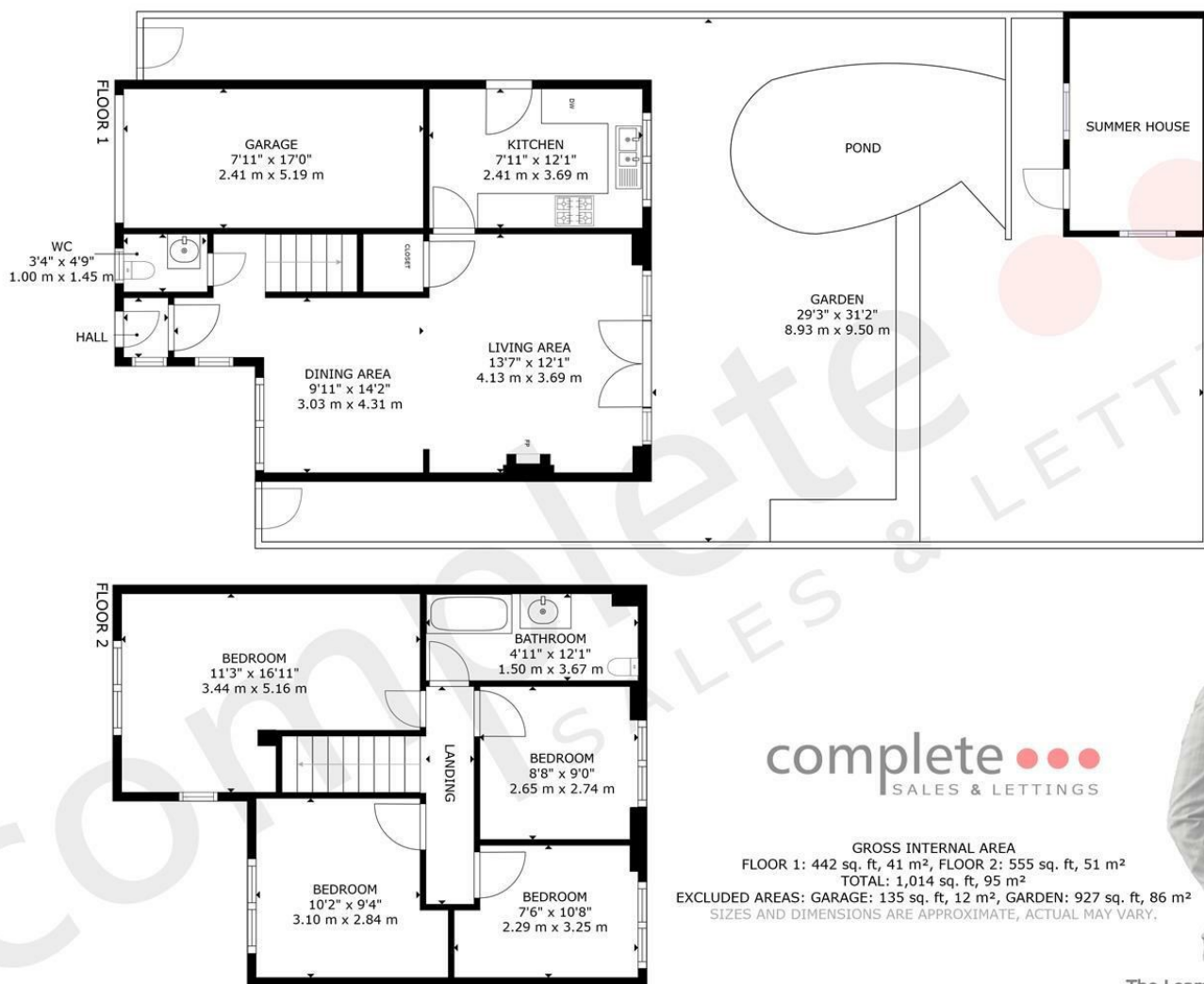
Garage

With an up-and-over door. There is a gas boiler.

Location

A quiet setting which lies to the far end of Guys Cliffe Avenue and is positioned on the fringe of the popular area of Milverton, within easy reach of both local amenities and the town centre and local amenities within Milverton itself, including schools such as Trinity School, Milverton Primary and Brookhurst Primary. There are local shops, while the town centre offers an extensive array of independent retailers, artisan coffee shops, pubs, restaurants, and parks. In addition, good local road links are available, while Leamington Spa station provides regular commuter rail links to London and Birmingham, among other destinations. Also, a five-minute walk to the Milverton fields, two directions at the bottom of Guys Cliffe Avenue, or through to the Dragon Cottage play area under the railway bridge to the fields off Milverton Lane. This is a popular walk across the fields to the Saxon Mill, which is a great scenic gastro pub. Dragon Cottage Park is a popular children's area, which has been kept natural in some areas to attract wildlife.

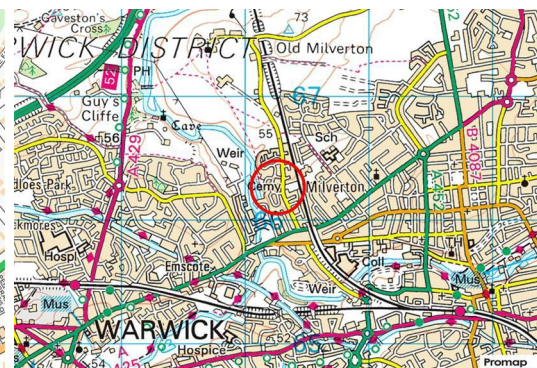
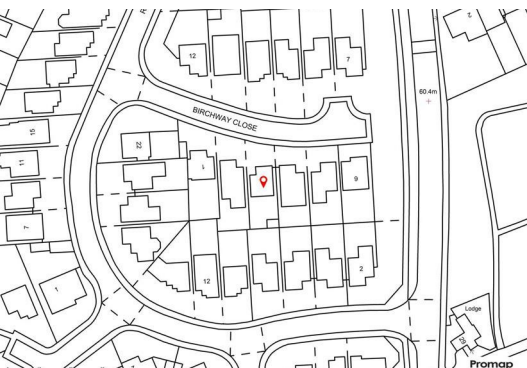






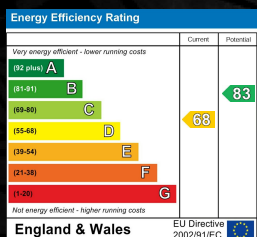
- A 1970's Detached
- Popular Milverton- North West Leam
- Kitchen
- Hall & Guest WC
- Large Carp Pond

- Four Bedrooms
- Lounge Diner- Oak Flooring
- Bathroom
- South Facing Garden
- Cul-De-Sac & No Chain



BIRCHWAY CLOSE, LEAMINGTON SPA

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



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