



The Sidings, Bishops Itchington, CV47 2EJ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE MID/END JULY - DEPOSIT ALTERNATIVE AVAILABLE *** A beautifully presented two-bedroom semi-detached home, ideally situated on a quiet no-through road with driveway parking for three vehicles, a generous west-facing garden, and views over a nature reserve to the rear. Built by David Wilson Homes, the property offers stylish modern living in the thriving village of Bishops Itchington, close to excellent local amenities and recreational facilities.

The ground floor briefly comprises an entrance hallway, guest cloakroom, and a contemporary kitchen fitted with integrated appliances including a fridge/freezer, washing machine, and dishwasher. To the rear, the spacious living room enjoys direct access to and views over the garden, alongside a dining area with a tall table and stools, plus a useful understairs storage cupboard.

To the first floor are two double bedrooms, positioned to the front and rear elevations, with a modern bathroom located between them, complete with a full suite and shower over the bath.

Bishops Itchington is conveniently located on the B4451, offering excellent access to Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa, and Warwick. The village also benefits from superb transport links via the M40 (Junction 12), easy access to the M1, rail services to London and Birmingham, and reliable local bus routes.

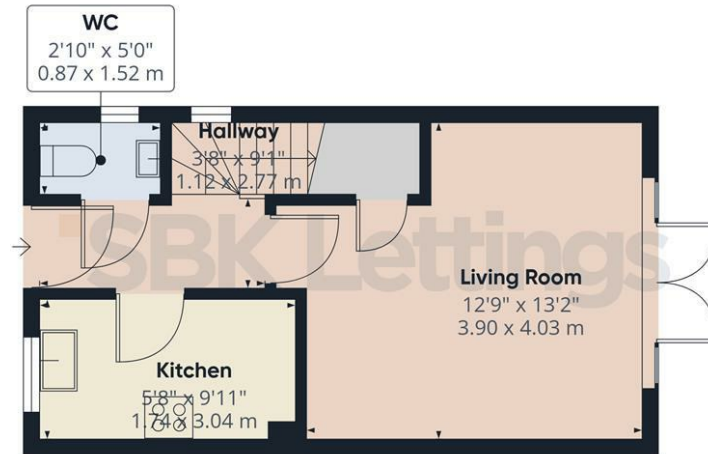
Further benefits include driveway parking and a beautifully landscaped garden. The property is offered PART-FURNISHED. Energy Rating B. Council Tax Band C.



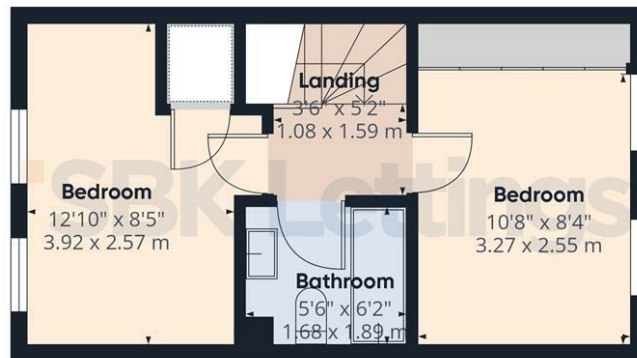


Key Features

- AVAILABLE MID/END JULY
- DEPOSIT ALTERNATIVE AVAILABLE
- Bishops Itchington
- Semi-Detached House
- Two Double Bedrooms
- Modern Build Home
- Rear Private Landscaped Garden
- Driveway Parking for Multiple Cars
- Energy Rating B
- Council Tax Band C



Ground Floor



Floor 1

Approximate total area⁽¹⁾
558 ft²
51.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



£1,325 PCM