



Connells

Birch Drive
Bishops Tachbrook Leamington Spa

Birch Drive Bishops Tachbrook Leamington Spa CV33 9FS

for sale offers over
£675,000



Property Description

Set within a desirable and private residential development on the outskirts of Leamington Spa, Birch Drive offers an excellent opportunity to acquire a substantial four-bedroom detached home, occupying one of the largest plots on the site. The property was built by Trio Square to an exceptional standard and combines generous, versatile living space with modern open-plan design, ideal for growing families.

A bright and welcoming entrance hall leads to the heart of the home, an impressive open-plan kitchen, dining and snug area, perfectly suited for both everyday living and entertaining. The kitchen provides ample storage and workspace, flowing seamlessly into the living areas. A spacious dual-aspect lounge offers a more formal setting, filled with natural light, while a separate utility room and downstairs cloakroom add further practicality.

Upstairs, there are four well-proportioned double bedrooms. The principal suite benefits from a dressing area with fitted wardrobes and a contemporary en suite, creating a private retreat. The remaining bedrooms are served by a stylish family bathroom.

Overall, this is a superb, well-presented home in a sought-after location and within close proximity to the Academy School, offering both space and lifestyle appeal. Externally, the property is equally impressive, showcasing extensive outdoor space rarely found within modern developments.

Approach

Having access to the car port to the side of the property and a pathway leading to the front door.

Entrance Hallway

Welcoming and spacious entrance hallway with stairs rising to the first floor, a double glazed window to front elevation and doors to the lounge and kitchen/diner.

Lounge

Light and airy, dual aspect lounge consisting of a feature media wall with shelving and storage, under floor heating, a double glazed window to front elevation and French doors leading to the garden.

Kitchen/Diner

Fitted with a range of wall and base units with complementary granite work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven with hob and extractor over, a fridge/freezer and a dishwasher. Having French doors to the rear garden, double glazed windows to front and rear elevation, underfloor heating and access to the utility room.

Utility Room

Fitted with wall and base units with work surfaces over. Providing space for white goods and housing the central heating boiler. With doors to side elevation and to the downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, a low level W/C and a double glazed window to the rear elevation.

First Floor Landing

The stairs lead from the hallway. There is a built-in airing cupboard and doors to all bedrooms and the family bathroom.

Master Bedroom

Good size double bedroom having a radiator and a double glazed window to rear elevation.

With access to the dressing room and en-suite shower room.

Dressing Room

Benefiting from fitted wardrobes and a double glazed window to front elevation.

En-Suite

Three piece suite fitted with a low-level W.C, wash hand basin with vanity unit, walk-in shower with screen and a double glazed window to the side elevation.

Bedroom Two

Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Three

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Four

Double bedroom having a double glazed window to the rear elevation and a radiator.

Bathroom

Three piece suite fitted with a low-level W.C, wash hand basin with vanity unit, bath with shower over, a heated towel rail and a double glazed window to the front elevation.

Rear Garden

A standout feature of this property is its exceptional outdoor space. Occupying the largest plot within this exclusive development, the home benefits from a substantial wrap-around garden to the rear and side.

The garden offers a wonderful sense of space and privacy, making it ideal for families, entertaining, or simply enjoying the outdoors. With a combination of lawned areas and ample room for seating, play, or landscaping, the space presents excellent potential to

create a superb outdoor living environment. Its wrap-around nature provides flexibility rarely found in modern developments, allowing for multiple zones and uses.

In addition, the setting within a private development enhances the peaceful and secure feel of the property, making it particularly attractive for families.

To the front, the home is complemented by a double car port with EV charging facilities, providing both convenience and future-ready practicality.

Parking

Off-street parking for two cars, with a carport.

Location

Birch Drive enjoys a highly convenient position on the edge of Leamington Spa, offering the perfect balance between town living and access to open countryside.

The property is ideally placed for:

Excellent transport links, including easy access to the M40

Well-regarded local schools, including Oakley Grove School and Heathcote Primary School

Close proximity to Whitnash, with a range of local amenities, shops, and services

Beautiful nearby walks and green spaces, ideal for outdoor recreation

Management Charge

There is an annual management charge of £250 to maintain the private road and drainage, managed by the residents with no management company involved.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

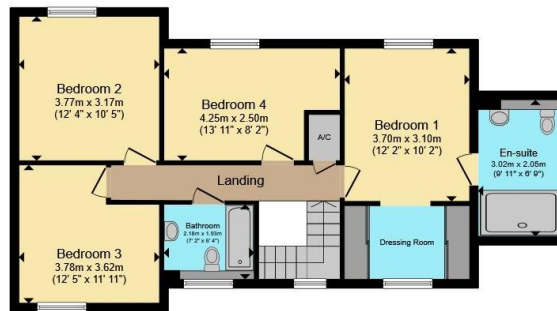








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

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