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Your Property - Our Business



12, Birchway Close, Leamington Spa



A corner position, four bedroomed detached family property, situated in this popular area of North Leamington.

Briefly Comprising;

Spacious entrance hallway, living room with patio doors to garden, and double internal doors to dining room, fitted kitchen, ground floor cloakroom. First floor landing, three double bedrooms all with fitted wardrobes, further single bedroom, modern refitted bathroom. Upvc double glazing and gas radiator heating. Brick block paved driveway and lawned front garden, lawned, patioed rear garden. NO UPWARD CHAIN

Birchway Close

Occupies a well regarded and popular North Leamington location, situated off the Old Milverton Road. The property offers well balanced and proportioned living with further scope for extension, enlargement and updating subject to the necessary permissions and consents. The property benefits from being on a corner position.

The Property

Is approached via a brick block paved driveway with step leading up to timber framed, single obscure glazed entrance door with matching panels to side giving access to...

Entrance Hallway

With staircase rising to first floor landing, coved corning, double radiator, upvc double glazed window to side elevation, door to understairs store cupboard.

Ground Floor WC

Fitted with a white modern suite to comprise; low level WC, wash hand basin set into vanity cupboard with mono-mixer, splashback tiling, upvc obscure double glazed window to side elevation, tiled floor, radiator.





Living Room

15'11" x 10'9" (4.85m x 3.28m)

With upvc double glazed window to rear elevation with sliding door leading to garden, coved cornicing, fire place surround, wall light point, radiator, double doors to...

Dining Room

9'11" x 8'9" (3.02m x 2.67m)

With double glazed upvc French doors with matching windows to side giving access to the garden. Radiator, coved cornicing, fitted bookcases with shallow cupboards below, double radiator, door to...

Kitchen

9'11" x 10'6" (3.02m x 3.20m)

Also approached via the hallway, with a range of white wall and base units with contrasting working surface over, tiled splashbacks, inset one and a half bowl sink drainer unit with mixer tap, inset four point electric hob with filter hood over and double oven, concealed fridge freezer, wall mounted Baxi boiler, timber framed obscure glazed door to side elevation, upvc double glazed window to front elevation.

First Floor Landing

Hatch to roof space, loft ladder.

Bedroom One (Rear)

10'7" plus built-in w'robes x 10'11" (3.23m plus built-in w'robes x 3.33m)

With upvc double glazed window to rear elevation, coved cornicing, radiator, doors to built-in wardrobe with hanging and high level storage over.

Bedroom Two (Front)

12'5" plus built-in w'robes x 8'9" (3.78m plus built-in w'robes x 2.67m)

With upvc double glazed window to front elevation, coved cornicing, radiator, twin set of doors to built-in wardrobes with hanging and shelving, and high level storage over.



Bedroom Three (Front)

8'5" x 8'7" plus built-in w'robe (2.57m x 2.62m plus built-in w'robe)
 With upvc double glazed window to front elevation, coved cornicing, radiator, door to built-in wardrobe over staircase bulkhead, with shelving, hanging and high level storage.

Bedroom Four

7'4" x 7'8" (2.24m x 2.34m)
 With upvc double glazed window to rear elevation, coved cornicing, radiator, fitted shelving.

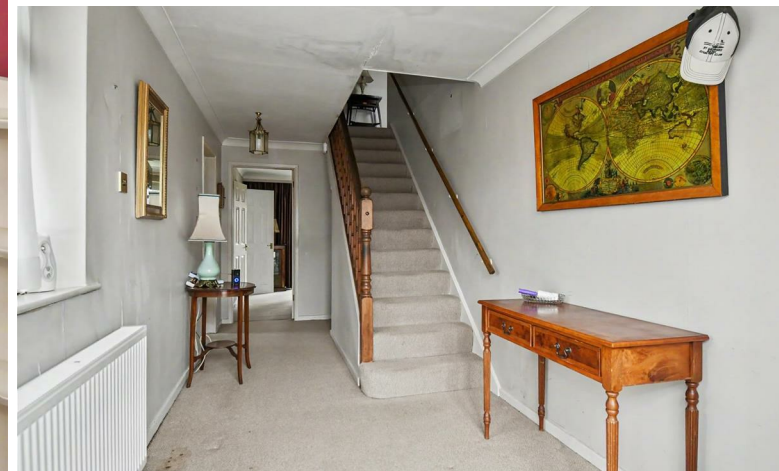


Bathroom

Having been attractively refitted with a white contemporary suite to comprise; double ended bath with central filler, wall hung wash hand basin with mono-mixer set into vanity storage unit, low level WC, separate corner shower and cubicle, full splashback tiling, downlighter points to ceiling, upvc obscure double glazed window to rear elevation, chrome radiator towel rail, tiled floor.

Outside (Front)

The front garden is principally laid to lawn with brick block paved driveway, paved path leads to gated side access. Further gated access to the other side.



Garage

8'6" x 17'11" (2.59m x 5.46m)
 With up-and-over door, power and light as fitted, space and plumbing for washing machine.

Outside (Rear)

The rear garden is principally laid to lawn and surrounded in the main by brick walling and timber fencing. Across the rear of the property is a broad shaped patio area, timber garden shed, herbaceous borders.





Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves,

covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst

believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

CV32 6BJ



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

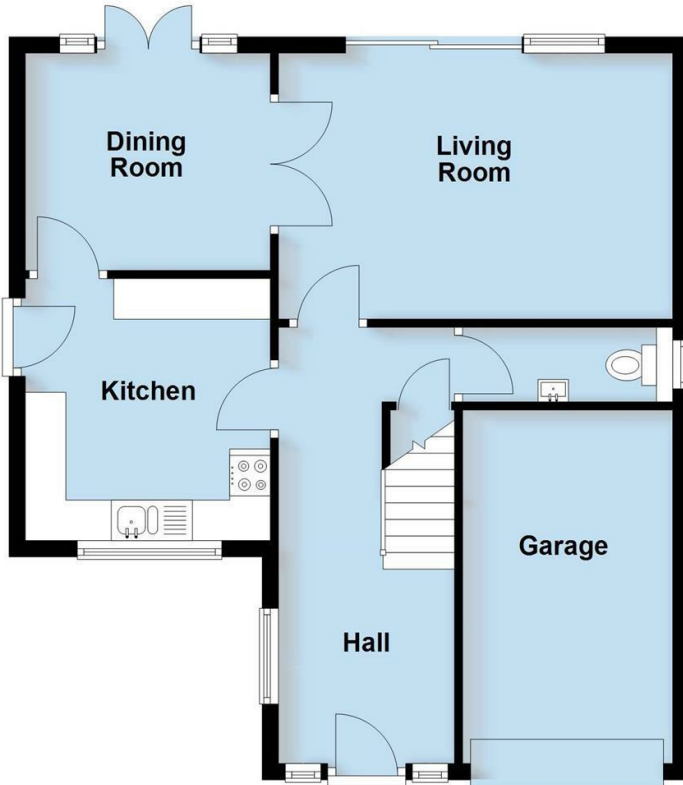
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

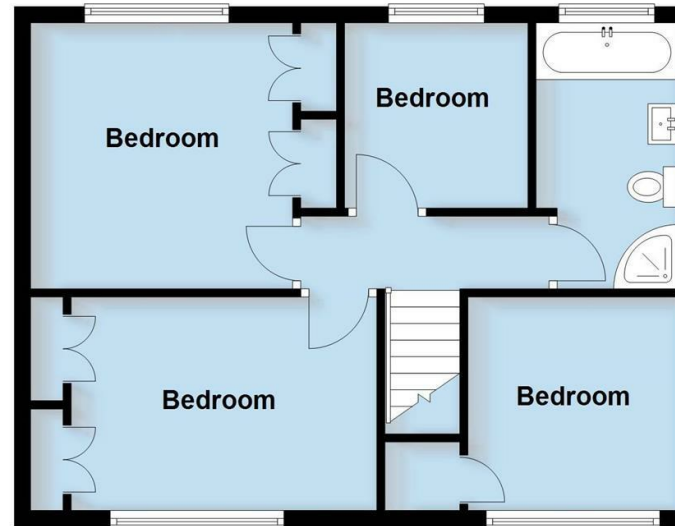
Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 109.3 sq. metres (1176.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact