



Connells

Oakley Wood Road
Bishops Tachbrook Leamington Spa



Property Description

A spacious four-bedroom mid-terraced home, ideally situated within a highly sought-after village location.

Offering excellent potential for future extension and modernisation (subject to the necessary consents), this property presents an ideal opportunity for first-time buyers, growing families, or investors alike.

The accommodation comprises a welcoming entrance hallway, a generous lounge, separate dining room, conservatory, a well-proportioned kitchen, and a convenient downstairs cloakroom. To the first floor are four well-sized bedrooms and a family bathroom.

The property further benefits from a spacious loft area, ideal for storage or offering potential for a home office.

Externally, the home boasts a generous rear garden, while to the front it is set back from the road with off-road parking for one vehicle and a single garage to rear.

Approach

The property is set back from the road behind the driveway and fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs cupboard, a radiator and doors to the kitchen and lounge.

Lounge

Spacious, light and airy lounge consisting of an open feature fire place, a radiator, a double glazed window to front elevation and an archway leading to the dining room.

Dining Room

Having a radiator and double glazed, sliding patio doors leading to the Conservatory.

Conservatory

UPVC and brick construction comprising double glazed windows to side and rear elevations and French doors leading to the garden.

Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. With a double glazed window to rear elevation and access to the alley way.

Alley Way

Giving access to the outdoor W/C, with a built-in storage cupboard and a door to the garden.

Outdoor W/C

Fitted with a W/C and window to side elevation. Housing the central heating boiler.

First Floor

Landing

The stairs lead from the hallway. There are doors to all bedrooms and the family bathroom, with access to the loft room.

Bedroom One

Double bedroom benefitting from fitted overhead storage cupboards, a radiator and a double glazed window to front elevation.

Bedroom Two

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

Bedroom Three

With a radiator and a double glazed window to front elevation.

Bedroom Four

With a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a W/C. Having partly walls, an extractor fan, a radiator and a double glazed window to rear elevation.

Loft Space

There is restricted head height, storage into the eaves and two skylights to rear elevation.

Outside

Rear Garden

Mature and private rear garden being mainly laid to lawn and fence enclosed.

Parking

Driveway providing off road parking.

Garage

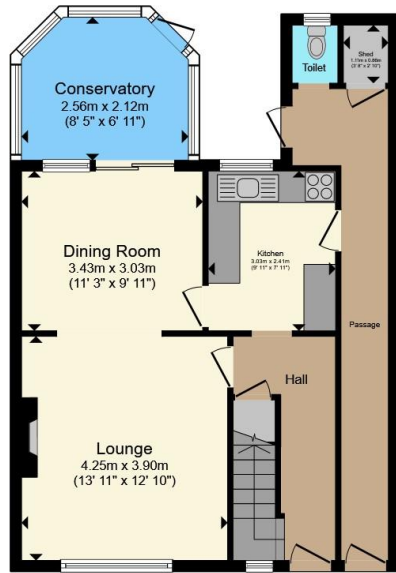
15' 9" x 8' 2" (4.80m x 2.49m)

Single garage to the rear of the property.

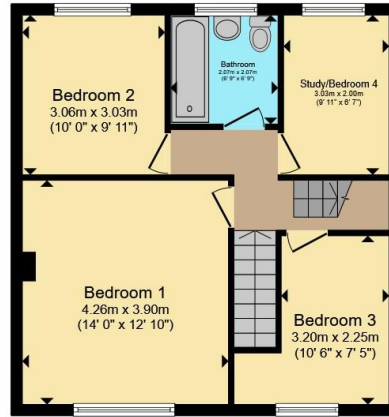




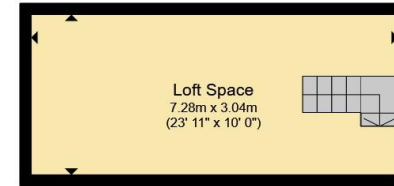




Ground Floor



First Floor



Second Floor

Total floor area 136.9 m² (1,474 sq.ft.) approx

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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314613



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314613 - 0005