

BELVOIR!

Offers Over £310,000



72 Montgomery Road

, Whitnash CV31 2TG

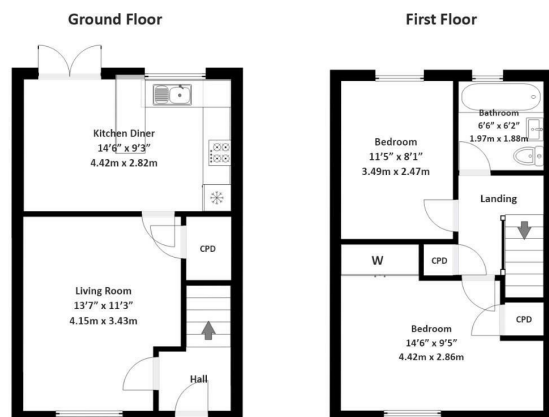
Located in a quiet, residential area, 72 Montgomery Road is an immaculately presented two-bedroom semi-detached home that perfectly blends modern style with everyday practicality. With a private driveway for two vehicles and a beautifully maintained rear garden, this property is ideal for first-time buyers, professional couples, or downsizers seeking a turnkey home.

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Total Living Area 61.12 square metres / 658 square feet



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ACCOMMODATION

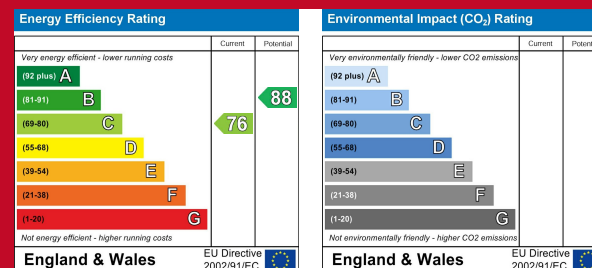
Upon entering, you're welcomed by a bright hallway that leads into a generously sized living room, filled with natural light and finished with new laminate flooring. This calm and cosy space is perfect for relaxing or entertaining. There is an under-stairs cupboard offering additional storage.

To the rear of the home, a stunning kitchen-diner has been thoughtfully redesigned to maximise space and style. Renovated by the current owner, the kitchen boasts compact laminate worktops, sleek tile flooring and contemporary white cabinetry. The kitchen is fully equipped with high-quality integrated appliances, including a Neff dishwasher, Bosch fridge freezer, Bosch washing machine, Bosch gas hob, and a Zanussi extractor fan. A new boiler was also installed in 2020 and is still under warranty until October 2028, with annual servicing maintained. French doors open from the dining area directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the home offers two well-proportioned double bedrooms. The main bedroom at the front is generous in size, featuring a built-in wardrobe with overhead shelving and an additional cupboard over the stairs. The second bedroom, overlooking the garden, is ideal as a guest room, home office, or nursery. The three-piece bathroom is sleek and modern, with a shower over bath, quality fittings, and a clean, contemporary finish.

Outside, the rear garden is a real highlight. Thanks to the property's positioning and mature surrounding trees, it enjoys a high level of privacy and is a perfect retreat for summer evenings or weekend relaxing. A mature cherry blossom tree adds a lovely seasonal touch, complemented by well-maintained shrubs and planting throughout. With a west-facing aspect, the garden benefits from sunshine throughout the afternoon and evening. A high-quality composite shed offers additional storage, and the fencing has been replaced within the last five years. A side gate provides easy access from the front.

Additional features include a Hive smart heating system, partially boarded loft with a loft ladder for extra storage, and side-by-side driveway parking for two cars, something rarely found at this price point. New laminate flooring was also fitted throughout by the current owner in all living areas and bedrooms.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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