



Peter Clarke

8 Silver Birch Grove, Leamington Spa, Warwickshire, CV31 3QY



- Detached House
- Three Generous Bedrooms
- Kitchen
- Living/Dining Room
- Principal Bedroom with En-Suite
- Bathroom
- To let on an unfurnished basis
- Sorry no smokers, no pets
- PREVIOUS MARKETING IMAGES HAVE BEEN USED
- AVAILABLE IMMEDIATELY



£1,350 PCM

MANAGED BY PETER CLARKE. A spacious, three double bedroom detached home ideally located for easy access to Leamington town centre, the fantastic local schooling, train station and commuter links. Having internal accommodation comprising breakfast kitchen, 17' living & dining room and guest W.C. To the first floor is the principal bedroom with en-suite shower room, generous family bathroom and two further double bedrooms. Outside the property benefits from driveway parking an integral garage and lawned rear garden. PREVIOUS MARKETING IMAGES HAVE BEEN USED

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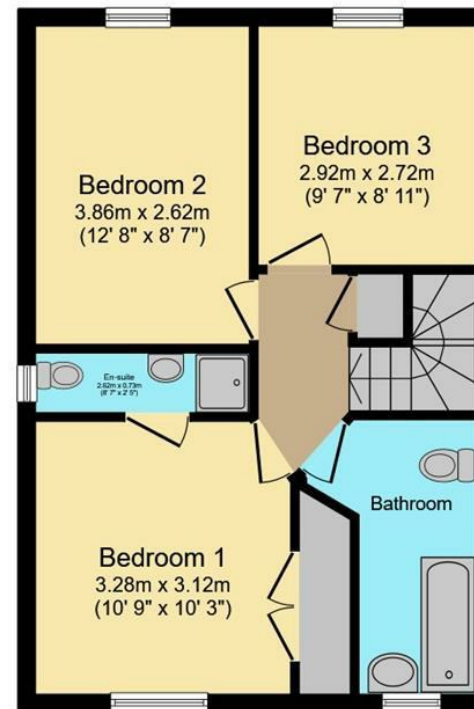


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### Ground Floor

Floor area 44.6 m<sup>2</sup> (480 sq.ft.)

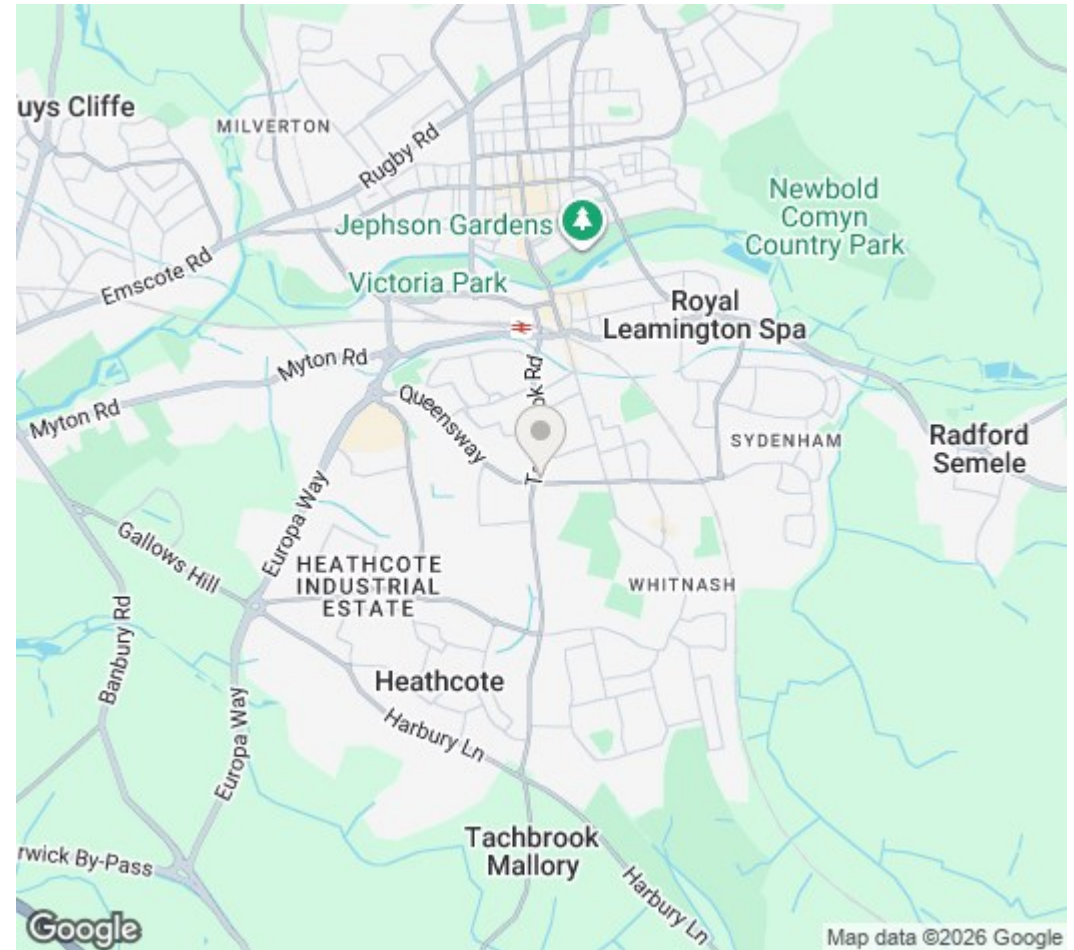


### First Floor

Floor area 43.8 m<sup>2</sup> (471 sq.ft.)

**TOTAL: 88.3 m<sup>2</sup> (951 sq.ft.)**

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