



Connells

Mallory Road
Bishops Tachbrook Leamington Spa

Mallory Road Bishops Tachbrook Leamington Spa CV33 9QY

for sale
£300,000



Property Description

A spacious three-bedroom end-terrace home situated in the highly desirable village of Bishops Tachbrook, offering well-balanced family accommodation and excellent access to local amenities, schooling and transport links.

Occupying an enviable position set back from the road, this attractive home is approached via a pedestrian pathway, enhancing its peaceful and family-friendly setting. The property comprises a welcoming entrance hallway which leads to a generous lounge/dining room, providing an excellent space for both everyday living and entertaining. The ground floor further benefits from a separate fitted kitchen, useful utility area and a convenient guest cloakroom.

To the first floor, there are three well-proportioned bedrooms, all served by a family bathroom.

Benefitting from ample storage throughout the property.

Outside, the property enjoys a private and enclosed rear garden, predominantly laid to lawn, providing an ideal space for families, outdoor dining and relaxation.

Located within one of South Warwickshire's most sought-after villages, Bishops Tachbrook offers a range of local amenities whilst remaining within easy reach of Leamington Spa, Warwick and major commuter routes.

An ideal first-time purchase, family home or investment opportunity, offered for sale with the added benefit of no onward chain.

Location

Mallory Road is situated in the popular village of Bishop's Tachbrook, just a few miles south of Leamington Spa and conveniently positioned for access to Warwick, the M40 motorway and major employment centres including the Jaguar Land Rover developments nearby. The area offers an attractive blend of village living and modern convenience, with local amenities including a village shop, pubs, community facilities, sports clubs and scenic countryside walks. Residents also benefit from easy access to the extensive shopping, dining and leisure facilities available in nearby Leamington Spa. The village is particularly popular with families due to its strong community feel and access to well-regarded schools, including Bishop's Tachbrook CofE Primary School. The location combines the tranquillity of a village setting with excellent transport links and educational opportunities, making it a desirable place to live.

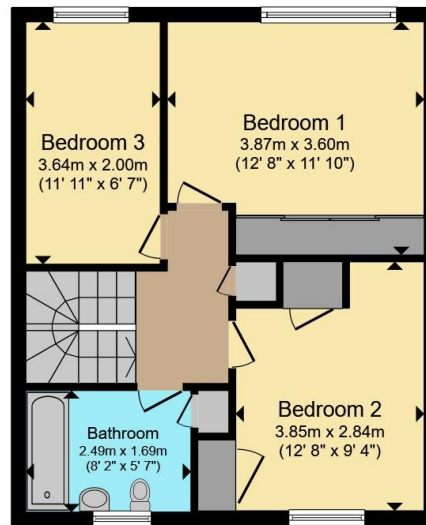
Buyer Aml Fee

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

Total floor area 97.6 m² (1,050 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

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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/SPA315720

Tenure: Freehold



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.

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