



**Connells**

Birdhaven Close  
Lighthorne Warwick



## Property Description

This well-maintained two-bedroom semi-detached property is ideally located in the sought-after village of Lighthorne, offering comfortable living in a pleasant residential setting.

The property is being sold with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors alike.

The accommodation begins with a welcoming entrance hallway, leading to a fitted kitchen positioned to the front of the property. To the rear, there is a spacious lounge diner, providing an excellent space for both relaxation and entertaining, with patio doors opening directly onto the rear garden, allowing for plenty of natural light.

To the first floor, the property offers two well-proportioned double bedrooms, along with a family bathroom.

Externally, the private rear garden is well managed and offers an attractive outdoor space, ideal for outdoor dining or gardening. There is an allocated parking space directly to the front of the property with further communal parking spaces available for visitors or second cars.

Early viewing is recommended to fully appreciate the condition, location, and convenience this property has to offer.

## Approach

Via a pathway leading to the front door which opens into the entrance hallway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an electric storage heater and doors to kitchen and lounge.

## Kitchen

11' 3" x 5' 8" ( 3.43m x 1.73m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven and electric hob with cooker hood over and a double glazed window to front elevation.

## Lounge

13' 4" x 11' 8" ( 4.06m x 3.56m )

Spacious, light and airy lounge consisting of a built-in storage cupboard, a television point and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the loft via a hatch and doors to both bedrooms and the family bathroom.

### Bedroom One

8' 9" x 11' 9" ( 2.67m x 3.58m )

Double bedroom having an electric radiator or storage heater and a double glazed window to rear elevation.

### Bedroom Two

8' 10" max x 11' 9" max ( 2.69m max x 3.58m max )

Double bedroom benefitting from a built-in storage cupboard, addition cupboard housing the hot water tank, an electric radiator and a double glazed window to front elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, tiled floor and a heated towel rail.

### Outside

### Rear Garden

Well-maintained private garden being mainly laid to lawn and fence enclosed, with a patio area.

### Parking

There is an allocated parking space directly to the front of the property with further communal parking spaces available for visitors or second cars.

### Seller's Comments

I was first attracted to the property by the view of the trees and the call of the birds to the rear of the property. Birdhaven Close is a quiet and pleasant retreat at the end of a day's work with friendly neighbours.

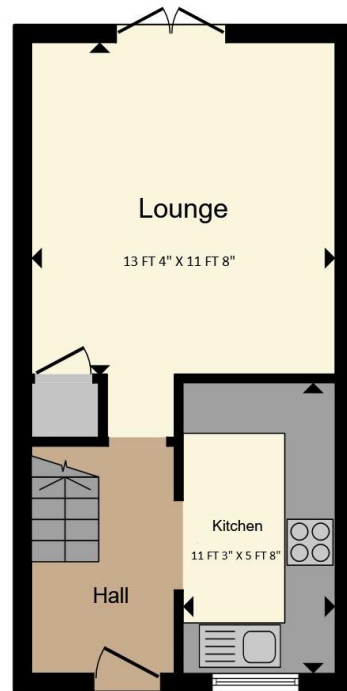
### Agent's Note

The property is currently tenanted and due to be vacant in October 2026.

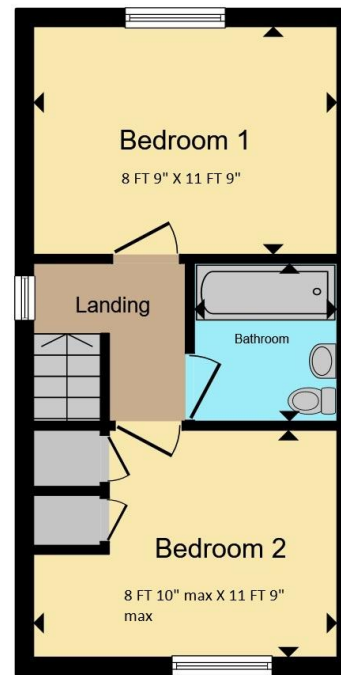








**Ground Floor**



**First Floor**

Total floor area 54.1 m<sup>2</sup> (582 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315190](http://connells.co.uk/Property/SPA315190)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA315190 - 0005